

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
March 5, 2012

Members: Carrie Snyder, Chair
Vince Rubino
Mary Ellen Pyke

Mrs. Snyder called the meeting to order at 7:31 p.m. All members were present.

The minutes from the January 21, 2012 Committee meeting were approved as submitted.

Legislation Considered

Temp. Res. A-26

Discussion:

Temp. Res. A-26

A resolution establishing the State Road Community Reinvestment Area pursuant to Sections 3735.65 through 3735.70 of the Ohio Revised Code, describing the boundaries thereof, designating a housing officer, making certain related findings, and declaring an emergency.

Mrs. Snyder stated that Exhibit B has been amended per Mr. Janis' memo. The title was changed from "State Road/Portage Trail CRA" to "State Road CRA". Mrs. Truby stated a CRA is an economic development tool. The City currently has two CRAs. In 1997, the Northern CRA was established to increase manufacturing. In 2004, the Cuyahoga River CRA was established for commercial and residential properties. Both have been successful tools and created over \$125 million in private investment and 2,300 jobs. The Development Department has been working with properties on State Road. The creation of a new CRA will encourage development. The City will provide real estate tax abatements for 12 years on a \$25,000 minimum investment renovation and for 15 years on a \$250,000 minimum investment. The CRA includes both the east and west side. The west side goes from Graham to the corporation boundaries. The east side goes from Schiller to the corporation boundaries. It consists of 137 properties, 13% of which are vacant or for sale. The majority of that 13% is south of Broad Blvd. She would like to utilize the same members that are on the current housing council to govern this CRA. All agreements are reviewed on an annual basis by the committee.

Mrs. Snyder stated that Mrs. Truby's March 1 letter indicated that the CRA includes both the Cuyahoga Falls and Woodridge School Districts, and asked if those Districts were aware of this. Mrs. Truby stated that state law requires that the school districts be notified, which the City has done. Neither District has responded. Mrs. Snyder stated the new Acme project will be the first agreement on this and asked when Council might receive a copy of that agreement. Mrs. Truby was hoping to get it to Council either March 12 or March 26, depending on when Acme's representatives completed the application. Mrs. Pyke asked if the lines shown on the map fell down the center of the streets. Nicholas Sugar stated the lines are the streets themselves and that they actually include the block. Mr. Barnhart thanked Mrs. Truby for bringing this forward. He felt it was a great idea. There are quite a few vacancies to the south. This will encourage new businesses to come to the area.

Mr. Walters stated that line 70 indicated it would be negotiated on a case-by-case basis and asked what the criteria was for that. Mrs. Truby stated they created a scale which the County also eventually adopted. There are a certain number of points awarded for things like number of jobs created, amount invested, etc. There are also discretionary points for things like benefits for employees.

Mrs. Pyke moved to bring out A-26 with a favorable recommendation, second by Mr. Rubino. Motion passed (3-0).

Meeting adjourned at 7:45 p.m.