

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

**April 17, 2017**

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

Mr. Miller called the meeting to order at 7:38 p.m. All members were present.

The minutes from the April 3, 2017 and April 20, 2017 Community Development Committee meetings were approved as written.

**Legislation Discussed:**

Temp. Ord. B-29

Temp. Ord. B-33

**Discussion:**

**Temp. Ord. B-29**

An ordinance authorizing the City of Cuyahoga Falls to transfer real property to the Community Improvement Corporation of Cuyahoga Falls to facilitate the development of the property, and declaring an emergency.

Ms. Diane Sheridan, Development Director, stated that to encourage and facilitate economic development, the City is proposing to transfer a 20-foot-wide piece of property to the Community Improvement Corporation. The property is located at the northeast existing property line of 2821 Front Street. The CIC will then sell the parcel of land to Mr. Klaben in an amount to cover all title work and any other miscellaneous expenses to ensure the City and the CIC are made whole. They anticipate title work to be about \$2,000 to \$3,000. The CIC cannot make any money on this property transfer; however, should there be any profit, 100 percent would be returned to the City. The property will have extremely strong easements which will be identified and recorded on the deed. These include storm water, sewer and bridge access easements. If the property can be purchased and if the CRA application is approved, Mr. Klaben can start construction on the Missing Mountain Brewery manufacturing facility.

Mr. Miller asked if they anticipate any issues with how close this facility is going to be to the bridge. Mr. Tony Demasi, City Engineer, stated that it will be far enough from the bridge that they can still access underneath it for maintenance purposes.

Mr. Pallotta moved to bring out Temp. Ord. B-29 with a favorable recommendation, second by Mr. Colavecchio. Motion passed (3-0).

**Temp. Ord. B-33**

An ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with 2821 Front Street LLC, and declaring an emergency.

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Ms. Sheridan stated that 2821 Front Street, LLC is requesting a tax abatement in the amount of 50 percent for 10 years on a structure that will contain manufacturing equipment for the Missing Mountain Brewery Company, as well as additional improvements to the existing building on the site. The manufacturing facility will supply the adjoining structure which will house a restaurant and a taproom. The estimated amount to be invested by the enterprise to establish and occupy both structures is \$1,022,000. With the abatement, Missing Mountain Brewery will open its manufacturing facility restaurant and tap room on the corner of Front Street and Oak Park Boulevard. Immediate hiring will include two full time and six part-time employees with an annual payroll of \$250,000. In addition to these employees, additional employees will be hired for such positions as laborers, retail sales and servers. Assuming an abatement is granted the property transfer happens with the CIC and the improvements are made and assuming that there's a \$300,000 increase in property evaluation, property taxes could increase from \$5,000 annually to almost \$9,000 annually, of which \$5,800 will be directed to the Cuyahoga Falls Local School District. Ms. Sheridan stated that Mr. Klaben and the business owners are here to answer any questions and to provide a short PowerPoint presentation.

Mrs. Pyke asked if they already have a liquor license for this facility. Mr. Keith McFarland, 130 Spray Drive, Munroe Falls, stated that they do not. They get a manufacturing license, and once the TTB license is acquired, they then go through the State. It's an A-1c license. With that manufacturing A-1c license, they can also get an A-1a, which is what provides the liquor license. It's not like retail business where you must acquire a license. Mrs. Pyke asked if they will have a manufacturing license at the building they want to build and then another liquor license at the restaurant. Mr. McFarland stated that it will be an A-1a and A-1c, and then it will be combined for both parcels. They will be considered all the same. When they put the license in, it will be whatever address that is given if they acquire the parcel. Mrs. Pyke asked if the two buildings have the same address. Mr. McFarland stated that, from his understanding, there will be two different addresses. He contacted them, and they said it's not an issue. It's apparently a normal thing for them to see on the Federal side and the State side. Mrs. Pyke stated that she had never seen a liquor license for two separate buildings with two separate addresses. Mr. McFarland stated that the A-1c is the manufacturing license and then attached to the A-1c is the A-1a. They wouldn't be two separate licenses. They're both considered the same license for both parcels. Mrs. Pyke asked if the manufacturing part of the brewery and the restaurant will have the same name. Mr. McFarland stated that they will not be separate; they would just be separate buildings. Mrs. Pyke stated that she would have to speak to Mr. Russell Balthis, Law Director, to obtain some confirmation that it is permissible to have two different licenses connected with two different addresses.

Mr. Al Klaben, 2821 Front Street, stated that he wanted to thank all the Council members that could make it out a couple weeks ago to visit the site. He also wanted to thank the Administration for being so helpful in getting them to where they are today. Mr. Klaben then conducted a PowerPoint presentation outlining the various steps taken to renovate the property and bring them to where they are today. Mr. Miller asked about the latest plans for the back of the property. Mr. Klaben stated that, originally, there was a path came down on the east side, but that's been closed off. On the Dominion Gas pumping station side, they have a ramp that comes down and he will

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be installing a dock off that. That will be a nice location for people to bring their kayaks in. Mrs. Pyke stated that this is a beautiful project. If Mr. Klaben does everything he says he's going to do, it's going to be very successful. She asked where the overflow parking would be located. Mr. Klaben stated that, during the summer months, there will be a lot of walk-in traffic. Employees are already talking about biking to work or walking to work. If it becomes an issue, there are neighbors they could approach for additional parking, because one thing they want to avoid is people not finding a parking space and having to leave. Mrs. Pyke asked if they would valet. Mr. McFarland stated that they have not thought about it. If it comes to that point where it's an issue, it's something they would consider. Mr. Klaben stated that it would be nice if people walked, because there's a lot of homes within walking distance of this property. Front Street is going to be opened for the four breweries that are in the area. There have been discussions of possibly some type of transportation between the breweries which could be helpful. He is sure they will be looking for solutions because no one wants to turn away business for lack of parking.

Ms. Nichols-Rhodes stated that there is a million-dollar view from the back. She visited on a Sunday. There was not a lot of traffic, but turning left out of there was kind of a nightmare. Maybe "Right Turn Only" out of there would be the safest thing, unless people drive up in their boat. Mr. Iula stated that he is very happy about how it looks there and Mr. Klaben has done an excellent job. Mr. James stated that this is in his ward. Ever since the building has been vacated, he has been asked what is going on with that building. The residents in River Estates just want to see some kind of business there instead of an eyesore, empty building. There's going to be some naysayers, of course, but he thinks Mr. Klaben has done a wonderful job. Mrs. Klinger stated that she would like to thank Mr. Klaben for not making this a used car lot. She appreciates his willingness to work with the City. She thanked Mayor Walters for coming to the table and working on a great solution. This is going to be a fantastic addition to Front Street and to the corridor to the City. Mr. Klaben has put a lot of money and time into this. This is exciting for the City and thanks for everyone for making this happen. Mayor Walters stated that he wants to echo what everyone has said and thank Mr. Klaben for his investment. It's been a long time coming. The view from the rear of the building overlooking that river, especially in a summer, is an amazing view that rivals anything in the city. Mr. Miller stated that he wants to reiterate what everyone said and thank Mr. Klaben for his perseverance.

Mr. Colavecchio moved to bring out Temp. Ord. B-33 with a favorable recommendation, second by Mr. Pallotta. Motion passed (3-0).

The meeting adjourned at \_\_\_\_\_ p.m.