

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
May 21, 2012

Members: Carrie Snyder, Chair
Vince Rubino
Mary Ellen Pyke

Mrs. Snyder called the meeting to order at 7:00 p.m. All members were present.

The minutes from the April 16, 2012 Committee meeting were approved as submitted.

Legislation Considered

Temp. Ord. A-58

Discussion:

Temp. Ord. A-58

An ordinance authorizing the Director of Community Development to enter into a Community Reinvestment Area tax exemption agreement jointly with Technicote, Inc. and CFO Realty, LLC, and declaring an emergency.

Mrs. Syx stated that economic conditions are taking a toll on businesses. On December 16, 2011, Technicote experienced a fire which destroyed the building. In the weeks that followed, Technicote decided to look for other buildings. Originally, they thought of relocating to a new parcel. The Mayor highly recommended that they rebuild on the original site. Technicote looked at properties in Portage, Summit and Medina Counties and considered consolidating outside of Ohio. In the end, Technicote decided to rebuild and expand its operations which would retain jobs and create more jobs. One of the critical issues is the CRA. Technicote plans to invest \$10.3 million in an addition. The tax increment reflected on \$3 million on a new building would be \$534,000 over a 15-year term. It would employ 40 people and will hire 12 more employees over the next two years. The Woodridge School District will receive more money during the abatement period than it did before the fire.

Judson Waters is the Director of Operations at the Headquarters in Miamisburg, Ohio. Mr. Waters gave a detailed summary of what has taken place. He said the City has been extremely helpful. Within six weeks, they started to recover a portion of the operation at that site. The company was started here in 1980 so they have a lot of local customers. They took all of the employees who wanted to remain employed and relocated them to Indiana. There were originally 25 out of 40 employees in Indiana. Now there are six. They want to get the building back up as quickly as possible. They looked hard at all locations within the Company to see if the business here could be moved. In the end, they felt they made the right decision to stay and they look forward to another 30 years. Mrs. Pyke stated she was sorry about the fire and wanted to thank Technicote for staying. She will support this tax exemption. Mrs. Colavecchio stated she was also sorry for Technicote's loss. Other companies might have left. It says a lot about the integrity of the company. She asked if the company had planned to create additional jobs before the fire. Mr. Waters stated the company continued to do well despite the recession. They had planned to grow, and since they were rebuilding here, they decided to expand here. They are able to change the layouts of equipment and machinery to get more into the building. It is a more economical approach. Mrs. Colavecchio thanked him for staying. Mr. Mader also expressed his thanks to the company for staying in the community. He is impressed with what Mr. Waters shared and felt it sounded like a family operation. He appreciated the company staying here and rebuilding.

Mr. Rubino moved to bring out A-58 with a favorable recommendation, second by Mrs. Pyke. Motion passed (3-0).

Meeting adjourned at 7:15 p.m.