

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
June 15, 2009

Members: Mark Ihasz, Chair
Diana Colavecchio
Mary Ellen Pyke

Mr. Ihasz called the meeting to order at 7:30 p.m. All members were present.

The minutes from the May 4, 2009 committee meeting were approved as submitted.

Legislation Considered

Temp. Ord. B-58

Discussion:

Temp. Ord. B-58

An ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with Juzo Investment Ltd, and declaring an emergency.

Jennifer Syx stated this legislation was for a CRA with Juzo. She distributed marketing materials used by the company. She stated that the business began with one employee over 25 years ago. They currently have 132. During the merger with Northampton, the company was given a choice of being a part of Akron or remaining with Cuyahoga Falls. The company chose Cuyahoga Falls. They make a quality product. They will be creating a 17,000 s.f. addition and will be going before the Planning Commission tomorrow. The investment is \$1.4 million and they plan to purchase \$1 million in machinery and equipment and \$500,000 in inventory for a total investment of \$2.9 million. They would like to begin as soon as possible and plan to be completed by late 2009. They will be creating five new fulltime jobs. Mr. Ihasz stated this business is located within the Woodridge School District. He asked how much the District will receive in tax revenue. Ms. Syx stated during the term of abatement, the District would receive \$9,000 each year for a total of \$91,000 over the term. In year 11, it would be \$19,814. They will work with the District regarding compensating it. Mr. Ihasz congratulated Rose Zorn, the company President, on the expansion and thanked her for remaining in the City. Ms. Syx added that the five new employees would be in place sometime before the end of 2010.

Frank Tompkins, 124 Chart Road, stated he owned the two parcels immediately north of the parcel being developed. As a resident, he has had no complaints at all about the business. They produce no dust, noise or pollution. They are very good neighbors. He stated that there appeared to be abandoned oil and gas wells on the property. Ms. Zorn stated those should be gone by now. It was closed eight years ago and they moved the tanks out. Mr. Tompkins also asked if the new lighting on the property could be directed towards the building and away from adjacent properties. Also, there has been a lot of water running through his parcel. He wants to make sure they know there is additional water. Mr. Ihasz told Mr. Tompkins he may want to attend tomorrow's Planning Commission meeting to make sure his concerns are addressed. Ms. Syx stated she would get a copy of the new draft agreement to Council.

Committee recommended bringing out Temp. Ord. B-58.

Meeting adjourned at 7:45 p.m.