

Cuyahoga Falls City Council
Minutes of the Public & Industrial Improvements Committee Meeting
June 15, 2009

Members: Debbie Ritzinger, Chair
Mark Ihasz
Terry Mader

Mrs. Ritzinger called the meeting to order at 7:10 p.m. All members were present.

The minutes from the June 1, 2009 committee meeting were approved as submitted.

Legislation Discussed:

Sub. Temp. Ord. B-57 (dated 6-11-09)

Discussion:

Sub. Temp. Ord. B-57 (dated 6-11-09)

An ordinance authorizing the Director of Public Service to enter in to a contract or contracts, according to law, for the demolition and remediation of the former State Road Shopping Center, and declaring an emergency.

Mrs. Truby stated that on May 14, Clean Ohio Revitalization approved a grant request for \$42 million for demolition of the State Road Shopping Center. This will allow the City to enter into a contract with a company to begin the process. The grant has a strict timetable so the City has established an aggressive timeline. They advertised on June 7 and June 14 and have a pre-bid scheduled tomorrow. Bid opening will be on June 24. The lowest and best bid will be awarded by the Board of Control on June 29. Asbestos removal will begin on August 3. All documents must be signed, utilities disconnected and the contractor mobilized. They have met with the Ohio Department of Development and the EPA to review the timeline. They are asking for approval tonight to remain on this timeline. Mrs. Ritzinger asked how many people came in for bid packages. Mrs. Truby stated to date, they had 14 companies pick up packages. Before they prepared the bids, they had inquiries from several dozen. There will be a walk-through of the project and potential bidders will get a tour of the site and shown what buildings should be demolished. Mrs. Colavecchio asked if parameters have been set as to how early in the day work can begin and how late it could go. Mrs. Truby stated they cannot begin before 8:00 a.m. and must be done by 5:00 or 6:00 p.m. She also mentioned that she spoke with the other businesses operating in the area as to any temporary access issues that may occur. She stated that the bid indicated that the demolition needed to be completed by October 31 and that their price include debris removal and a clean site. Mr. Walters asked if the buildings were pretty much gutted after the auctions. Mrs. Truby stated that everything worth something has been removed. She added that ingress and egress to the out-lot businesses will remain the same. Mr. Arrington stated that the entrances to the shopping plaza have been blocked off and that the ones still open will remain open. Mrs. Hummel asked if there was an engineering estimate on the cost of everything being bid. Mr. Demasi stated it was \$1.48 million. Mrs. Hummel pointed out that the City was awarded \$2 million. Mrs. Truby stated that under this contract, the City is awarding for demolition and asbestos removal. There is still soil remediation to come. Mrs. Hummel asked if they thought they could do everything, including the soil remediation, for \$2 million. Mrs. Truby stated that is their goal. Mrs. Hummel asked Mrs. Truby to keep Council informed on each step of the project.

Steve Nome, 1928 Sixth Street, stated he felt the buildings could have been renovated instead of having everything torn down. He felt it would have cost the City less money. He does not want the project to fail but he is concerned about the cost. Mrs. Ritzinger stated that Mrs. Truby has spent many years working on this project and working with the previous owners of the plaza. She tried to get them to clean up the plaza but they would not. Now, the City is trying to make it a better place for residents. Mrs. Truby stated that she has already responded to Mr. Nome by letter. She stated that the buildings could not be renovated. She

worked with the owner for decades and exhausted every avenue. Retail businesses are just not interested in the older style of shopping center. For two years, she wrote over 65 letters to businesses she thought would be interested in the old Montgomery Ward building. They also helped some of the displaced businesses move to other parts of the City. Those business could testify as to the condition of what they had on State Road and how impossible it was to get the owner to make repairs. Mr. Nome stated he would like to see a Hobby Lobby and other businesses that are not already located near the area. He added that he appreciates everything the City is doing.

Committee recommended bringing out Sub. Temp. Ord. B-57 (dated 6-11-09).

Meeting adjourned at 7:30 p.m.