

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
September 17, 2012

Members: Carrie Snyder, Chair
Vince Rubino
Mary Ellen Pyke

Mrs. Snyder called the meeting to order at 6:55 p.m. All members were present.

The minutes from the September 4, 2012 Committee meeting were approved as submitted.

Legislation Considered

Temp. Ord. A-91

Temp. Res. A-92

Discussion:

Temp. Ord. A-91

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of buildings and removal of demolition debris at various locations in the City, certifying the cost thereof to the County Fiscal Officer for collection in the manner provided by law, and declaring an emergency.

Mr. Demasi stated this will permit the demolition of two homes located at 2512 9th Court and 1532 Falls Avenue. The housing division has been working with the home owners. Condemnation orders were issued for these homes and, since that time, things began moving more rapidly. There was a short sale approved recently for the home on 9th Court. The new owners are to show copies of the building permits for the repairs as soon as the permits are obtained. Regarding the home on Falls Avenue, the maintenance company hired by the property owner has obtained building permits and provided the City with a copy. Mr. Demasi and Mr. Nettle will be visiting the property tomorrow. In light of both of these developments, he is requesting that Council hold A-91 for two weeks, at which time they will decide whether to take action. Mrs. Pyke requested a list of how many times there have been violations at 1532 Falls Avenue and whether any of those violations were referred to the Law Department. Mr. Janis stated to his knowledge, his office did not receive referrals. Mrs. Pyke wondered how things got to the point where the home is now recommended to be torn down. She stated an older person with disabilities had lived at the residence and wondered if it should have been handled through CDBG. Mrs. Truby stated she did not bring the list of violations but will get it to Mrs. Pyke. Mrs. Snyder stated that, based on Mrs. Pyke's comments about the resident being elderly with special needs, she was sure the Administration was aware of the Rebuilding Together organization that provides assistance for the elderly and disabled. She also wanted to make sure that the maintenance company continued to do the repairs and didn't just show up tomorrow morning to meet Mr. Demasi and then do nothing until two weeks from now when the property would be discussed again. Mr. Demasi stated that Mr. Nettle is very persistent and will bug the contractor daily. If there is no progress by this time two weeks from now, he will recommend that Council move forward. He added that the property has been vacant for a long time. Mrs. Snyder asked how long the short sale for the 9th Court property was in the approval process or how long it was on hold with the bank. Mr. Demasi stated it just came in last week. The process takes two to three weeks to complete.

Mrs. Pyke moved to hold A-91, second by Mr. Rubino. Motion passed (3-0).

Temp. Res. A-92

A resolution accepting the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council concerning enterprise zone and community reinvestment area tax exemption agreements within the City of Cuyahoga Falls, and declaring an emergency.

Jennifer Syx stated that every year, the Tax Incentive Review Council reviews all of the agreements in the City. This legislation confirms all agreements that were in effect in 2011. The Committee approved all agreements listed. All property owners were in compliance, and there were no changes made to the agreements.

Mr. Rubino moved to bring out A-92 with a favorable recommendation, second by Mrs. Pyke. Motion passed (3-0).

Meeting adjourned at 7:05 p.m.