

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
September 21, 2009

Members: Mark Ihasz, Chair
 Diana Colavecchio
 Mary Ellen Pyke

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

The minutes from the June 15, 2009 committee meeting were approved as submitted.

Legislation Considered

Temp. Ord. B-90

Discussion:

Temp. Ord. B-90

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

Jennifer Syx stated that the Schwebel family is one of the City's Top Ten Employers. They are planning to open a new thrift store which would create one new job and retain five. The current building needs work so they plan to build a new one on Reed. It is estimated at \$315,000 for the next five years. There would be a \$5,000 savings or \$25,000 for the life of the agreement. They have talked with Dr. Holland who is in support of the project. Paul Schwebel, the Executive Vice President, thanked Council for considering this legislation. They are in their 103rd year. He is asking to build a new thrift store. They tried to purchase the existing store but a deal could not be worked out. They also looked for other property with an existing building but could not find a suitable location. They currently have 1,700 customer visits a week, mostly from Cuyahoga Falls. They would like to continue to service them. Mr. Ihasz asked if the owners of the current building would not sell. Mr. Schwebel stated they could not agree on a price. In addition to purchasing the building, renovations of more than \$300,000 would need to be made. Mr. Ihasz asked if he would close the store if he cannot get the abatement. Mr. Schwebel indicated they would expand their search to other communities, but he would like to stay in the neighborhood. Mrs. Pyke stated she was glad to see this happening. She commented that current parking conditions were difficult and that the store was in need of repair. She asked about the fence in the back of the property. Mr. Schwebel stated it would remain. Mrs. Pyke asked whether the fence would be repaired. Mr. Schwebel stated they would repair it. He added that the City has always been willing to work with them. It is a very progressive community. Mrs. Colavecchio asked if Schwebel's had a current abatement. Ms. Syx stated it did not. She stated she would put something together giving an indication of where the City is with all of the companies and abatements. There are quite a few that are done at the end of the year. Mr. Mader commented about the trucks backing into the plant off Main Street. He asked if there were any plans to move those to the other side of the building. Mr. Schwebel stated that shipping is on the second floor. The downstairs is all manufacturing. They have made some changes to alleviate some of the traffic problem but they do not have plans to move it from where it is. Mrs. Klinger stated she would be happier if Mr. Schwebel were telling Council he was moving the 30 to 40 employees back from Solon. It is frustrating to see the loss of 30 and hope to retain five retail.

Tom Sullivan, 447 Tallmadge, stated he has lived in his home for 26 years. Schwebel's is a wonderful neighbor. A Schwebel family member came to sit on his front porch to see what the operation looked like

from his house. There are things that bakery means to the City. To retain five jobs, they are not asking for much.

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

Meeting adjourned at 7:10 p.m.