

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
January 7, 2008

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.

Legislation Considered
Temp. Ord. B-178

Discussion:

Temp. Ord. B-178 (Community Development)

An ordinance authorizing the Mayor to enter into a community reinvestment area agreement with S. Lee & Judith Ann Combs and GS Steel, and declaring an emergency.

Ms. Syx stated this was for GS Steel, which is a Cuyahoga Falls company who needs to expand operations to accommodate growth. The project is a \$1 million total investment. They will be constructing a 13,974 s.f. addition plus adding machinery and equipment. Four new full-time positions will be created with this project. They would like to start immediately and they are looking at a July, 2008 completion date.

Mr. Ihasz questioned how the value could be \$1.2 million if the building was valued at \$650,000 and the real property at \$800,000.

Lee Combs, 718 White Tail Ridge, stated the bank appraised it at today's market price and came up with the \$1.2 million. He felt if one invests \$800,000 plus takes the original amount, the property should then be worth at least the total of the two. Unfortunately, appraisers do not appraise things that way.

Don Petasek, 193 Brookview, stated his business is GS Steel. He leases from Mr. Combs. Mrs. Colavecchio asked why GS Steel was being included in the legislation if they are the tenant. Ms. Syx stated that GS Steel is a party to the agreement because they make the job retention which is required by the State.

Mr. Gorbach stated the lower bank value is an unfortunate side effect of the market going down. He is glad that the business is busy enough to need to grow. Mr. Petasek stated his business has seen 58% growth since June, 2005.

Mrs. Ritzinger confirmed with Mr. Petasek that he will be hiring four additional people apart from the two he recently hired.

Committee recommended bringing out Temp. Ord. No. B-178.

The meeting adjourned at 7:43 p.m.