

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
October 1, 2007

Members: Diana Colavecchio, Chair
Kathy Hummel
Mary Ellen Pyke

Mrs. Colavecchio called the meeting to order at 8:00 p.m. All members were present.

Legislation Considered

Temp. Ord. B-128

Discussion:

Temp. Ord. B-128

A resolution of intent to appropriate certain property on State Road known as Summit County Parcels 0216740, 0211652, 0211653, 0216739, 0216738, and 0216737, and declaring an emergency.

Mr. Arrington stated the State Road shopping center has been in a state of decline for many years. Businesses have been moving out and much is vacant. There are developers interested in redeveloping the property, however, the City has not been getting any cooperation from the current owners of the plaza to help facilitate the deal. The time is right for the City to exercise its powers under eminent domain. The resolution of intent is the first step. An ordinance to proceed will be introduced at a later date. In the meantime, the City has placed an offer on the table based on the appraisal it obtained. There has been no response to the offer. The City intends to keep negotiating with the owners to do everything possible so court proceedings would not need to go forward. However, at this time, we need to go this route.

Mrs. Colavecchio stated Council has been conversing with Mr. Arrington and some information will be kept private due to legal proceedings. She has asked all of her questions and is satisfied that this is the proper time to take this step. Mrs. Pyke asked Mr. Arrington to clarify the exact location of the parcels. Mr. Arrington indicated it is the State Road Shopping Center. Some of the businesses affected are those contained in the south plaza such as Fashion Bug, and also those in front of the plaza including Burger King, Arby's and Ohio Savings. It also includes the north plaza which contained Big Lots and Montgomery Ward, along with the smaller plaza containing the title bureau. Goodyear and Blockbuster are also included but the BP station is not. Mrs. Pyke asked if the area behind the Firestone store was included. Mr. Arrington stated it was not.

Mrs. Klinger indicated that as an employee of Goodyear retail stores, she was requesting to be excused from voting on any legislation regarding these proceedings.

Mr. Gorbach stated Council would prefer not to take the property by eminent domain. Administration has been working hard since 1999 to help develop the area, including \$7 million of improvements to State Road. This is a major commercial corridor in Cuyahoga Falls. Council members hear from citizens complaining about the area and also from tenants who have troubles with the owners of the property. It would be in the City's best interest to get things worked out with the owners, and there are developers trying to do that but they have been stonewalled. At some point, we have to put our foot down. The Mayor had indicated to Council that the City has not previously taken any action available to it because

negotiations continued to take place, but those appear to have failed. We are finally going to do what we can to try to get this moving. Hopefully, it will move quickly. This is the first step.

Mrs. Colavecchio, Mr. James and Mrs. Pyke requested to be added as sponsors of this legislation.

The Committee recommended bringing out Temp. Ord. B-128 for approval.

The meeting adjourned at 8:10 p.m.