

**Cuyahoga Falls City Council  
Minutes of the Community Development Committee**

**April 19, 2021**

**Members:** Meika Penta, Chair  
Rachel Loza  
Adam Miller

Mrs. Penta called the meeting to order at 7:21 p.m. All members were present.

The minutes of March 15, 2021 Community Development Committee were approved as written.

**Legislation Discussed:**

Temp. Ord. B-20

**Discussion:**

**Temp. Ord. B-20**

An ordinance authorizing the Mayor to enter into a Grant Agreement with the Ohio Development Services Agency for the Abandoned Gas Station Cleanup Grant Program in an amount not to exceed \$250,000.00 for the real property known as 1704 S. Front Street (Parcel 02-04691), Cuyahoga Falls, Ohio 44221, and to make the necessary appropriations for the same, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance B-20 to Council. The City of Cuyahoga Falls applied for a grant through the Abandoned Gas Station Cleanup Grant Program for the real property known as 1704 S. Front Street, Cuyahoga Falls, Ohio 44221 (Parcel 02-04691) on March 10, 2020. The State of Ohio Controlling Board and the Ohio Development Services Agency awarded the City of Cuyahoga Falls an Abandoned Gas Station Cleanup Grant, in an amount not to exceed \$250,000.00, to be used for assessment activities, closure of underground storage tanks, demolition, and site clearance at the real property known as 1704 S. 27 Front Street, Cuyahoga Falls, Ohio 44221.

Ms. Colavecchio stated that, on November 29, 2019, Council had given them the authority to purchase this building. This is the old gas station on the west side of Front Street. They have known that there were tanks buried in that property and probably asbestos, so it would require extra assistance. These funds are not matching grants. This is the amount of the award that will go into their funds and will be used for the removal of the tanks, asbestos removal, demolition and overall site cleanup. They expect that the amount of the grant, \$250,000, will cover all of those expenses. They then will have the parcel for future development in the downtown area. She hopes to be back to Council in the near future about the prospects of redevelopment for that parcel. If they accept this, the project will begin as soon as May 5th. They will close it out by June of 2023. They do not see any issues with those times frames.

Mrs. Penta stated that it is always nice to find grant money to do cleanup and future development for that parcel.

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Mr. Gorbach asked if this is a case where they would transfer the ownership of this property to the Land Bank to ensure they would not have any liability during the cleanup, and then gain the title back. Ms. Colavecchio stated that this is a project where that could be done, but the City also has the same kinds of immunity with respect to these cleanups. In this case, they are going to retain title and move forward with the cleanup and get the clearance or certificate from the EPA saying that the City is immune from further action.

Mrs. Spinner stated that she is excited about the possibility and the potential for that redevelopment and what that piece can be in the future.

Mr. Miller moved to bring out Temp. Ordinance B-20 with a favorable recommendation, second by Ms. Loza. Motion passed (3-0).

The meeting adjourned at 7:27 p.m.