

Cuyahoga Falls City Council
Minutes of the Community Development Committee Meeting
September 5, 2006

Members: Diana Colavecchio, Chair
Kathy Hummel
Mary Ellen Pyke

Mrs. Colavecchio called the meeting to order at 6:56 p.m.

The minutes of June 19, 2006 were approved as submitted.

Legislation Considered:

Temp. Ord. A-89
Temp. Ord. A-90

Discussion:

Temp. Ord. A-89

An ordinance authorizing the Mayor to enter into a Community Reinvestment Area agreement with Americhem Incorporated and declaring an emergency.

Mrs. Colavecchio read A-89 (second reading). Ms. Syx said Americhem has been a top employer for over 40 years and would like to improve their downtown facility in order to establish their global corporate headquarters and their sole research and development operations in the world. The project involves extensive interior improvements and expansion of their R&D operations, along with demolition of a northern portion of the building. The total project is estimated at \$3.4 million \$2.3 million applies to the CRA. Americhem is requesting 50% tax abatement over 10 years, which Falls School Superintendent Holland supports.

Richard Juve, President of Americhem, said the company has a vision for the future that includes a world-class headquarters and R&D center in Cuyahoga Falls, where they plan to stay.

Mrs. Colavecchio said she understands that this project will help retain jobs in the city, not necessarily create new jobs in the immediate future. Mr. Juve said business conditions dictate future job creation. Americhem is an industry leader, committed to future growth.

Mrs. Colavecchio asked if the project includes a new building facade. Mr. Juve said yes, although plans are not yet finalized.

Mrs. Hummel referred to the 1997 Enterprise Zone Tax Incentive Agreement which called for the creation of 10 new jobs. At that time, Americhem had 212 employees they now have 198 employees, representing a net loss of 14.

Mrs. Truby said the focus now is retaining jobs, not necessarily creating new ones.

Tom Sullivan (447 Tallmadge Rd., Cuy. Falls) said he believes Americhem is well deserving of the tax incentive and encouraged Council to approve the ordinance.

The Committee recommended bringing out Temp. Ord. A-89 for approval.

Temp. Ord. A-90

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for professional services to design and engineer a new relocated public street in the Downtown Central Business District, and declaring an emergency.

Mrs. Colavecchio read A-90 (second reading). Mrs. Truby said the project will be funded with CDBG monies. The engineering costs are estimated at \$361,000, half of which will be paid by the city. Actual construction costs have not yet been finalized and will require the approval of Council sometime in the spring of 2007.

Mrs. Klinger asked why the city doesn't abandon the existing road and turn it over to Americhem. Mrs. Truby said the city plans to eventually extend the street through to Schwebel's.

Mr. Walters asked if the plan includes a crosswalk across the railroad tracks for pedestrians, since the current situation is rather unsafe. Mrs. Truby said she would look into that possibility.

Mr. Flinn said he's excited about the project, as it will remove blight in the downtown area. He believes that the new road may encourage future development.

The Committee recommended bringing out Temp. Ord. A-90 for approval.

The meeting adjourned at 7:20 p.m.

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