

# Cuyahoga Falls City Council

## Minutes of the Community Development Committee Meeting

### December 6, 2004

Chairman: Ken Barnhart; Vice Chair: Doug Flinn; Member: Debbie Ritzinger

Mr. Barnhart brought the Community Development Committee Meeting to order at 6:46 p.m. All members were present. The meeting minutes of October 18, 2004 were approved as submitted.

**Scheduled legislation (second reading):**

A-177	An Ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with Zaremba, Inc. and the County of Summit, and declaring an emergency.
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In June 2004 Council created the new CRA and in July, the State of Ohio approved the CRA. The local school Board approved and signed last Friday. The School Board approved a 90% abatement for 11 years; 60% for 12 & 13 years; 40% for year 14; and 20% for the 15<sup>th</sup> year. The developer has agreed to those conditions.

Mrs. Hummel indicates there is language with the developer that needs added as part of what the School Board agreed to. Mrs. Truby will have the developer sign an amended agreement.

Mr. Gorbach indicates he thanks the school board for debating and approving the abatements for this development.

Jerry Tarr, 2183 Providence Blvd., questions the abatement by stating “ if you can afford a \$400,000 condo, you should be able to pay your taxes”. If you pass this Ordinance, do you have the money in budget for fire/police salaries? Virgil indicates this land has been vacant for 30 years generating zero dollars for our schools. In the first year, the school will get \$43,000. If we do nothing, the school will get nothing. The Urban Renewal District is helping us. The abatement is giving us the economic measures to get the schools money.

Sue explains the CRA development to Mr. Tarr using the Sheraton as a prime example. Mayor Robart indicates we need to have a vision with incentives. It is a necessary package to attract developers. Abatements are necessary for our urban centers to Akron. What we are doing is standard procedure. It is unlikely someone will build at market rate. We potentially could be sitting on that property for another 30-35 years.

The committee recommends bringing out Temp. Ord. A-177.

**Held legislation: None.**

**Other business: None.**

The Community Development Committee Meeting was adjourned at 7:00 p.m.