

# Cuyahoga Falls City Council

## Minutes of the Community Development Committee Meeting

### February 22, 2005

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

Mr. Barnhart brought the Community Development Committee Meeting to order at 6:56 p.m. All members were present. The meeting minutes of January 18, 2005 were approved as submitted.

**Scheduled legislation (second reading):**

B-29	An Ordinance authorizing the Director of Public Service to purchase certain property located at 2073 Bailey Road, Summit county Parcel #0202948, and declaring an emergency.
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Mrs. Truby indicates the amended ordinance is for the entire cost of the project including the purchase along with the renovations. Liz indicates this parcel helps the charrettes goal for this area to increase owner occupancy and attract families. Our goals for this house are to explore a pattern book for these type of cape cod homes. Different design options with living space expansions along with garage expansions. The third goal is for the income qualified, first time buyer to purchase the home upon completion. As spring breaks, we would like to have this completed by summer. This home is without a basement according to Liz and is a Heslop in a high rental area of the Falls. Mr. Flinn asks if there will be signage on Bailey Road? Liz says there will be signs showing the progress and the program. Mrs. Hummel asks about our funds for the CDBG 2005. Liz indicates we haven't received anything about 2006. Our grant is \$798,000 for 2005 and was approximately 1.2 million in 2004. This house in particular has an original kitchen from 1950. The money from the sale of the house will go back into the CDBG funds for another rehabilitation for next year.

George asks if we are hiring a contractor to oversee the rehabilitation. Liz indicates a General Contractor may be selected, but based on the budget, we may have to act as the General Contractor. There is some concern on how long a new buyer will be required to live in the house. Virgil indicates there are several methods in the contract we can place to protect our investment. Mr. James is happy that it is in his ward. Landscaping will be included with the rehabilitation.

*The committee recommends bringing out Temp. Ord. B-29*

B-30	An Ordinance authorizing the Mayor to enter into an Enterprise Zone Tax Incentive Agreement with Twin Sisters Real Estate Holdings, LLC and the County of Summit, and declaring an emergency.
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Mrs. Syx indicates that Twin Sisters Productions has agreed to enter into an Enterprise Zone Agreement. Twin Sisters Productions is a private record label for educational CD's. Twin Sisters is currently leasing space in Akron for the corporate headquarters. Twin Sisters is a locally company owned by Karen Hilderbrand, CEO and twin sister Kim Thompson, COO, who are both Falls residents. They cannot expand at their current location. They want to house their corporate headquarters and distribution on 5 acres of land in Cuyahoga Falls Industrial Park. Karen Hilderbrand is looking forward to moving to Cuyahoga Falls. Currently, Twin Sisters has a storage facility that is in Cuyahoga Falls and is 20,000 SF and their office in Fairlawn is 1600 SF. The abatement amount over the life is estimated at \$313,000. The life of the agreement is ten years. Currently, there are 17 full time and 7 part time employees. Currently, payroll is \$850,000. All jobs will be retained and 10 new jobs will be created as a result of this project with a total new payroll estimated at \$1,050,000. Woodridge will receive an annual gift of \$1500 for the life of the agreement plus \$1000 worth of CD's annually for the life of the agreement. Dr. Graham has written a letter in support of this abatement.

Tom Sullivan, 447 Tallmadge, indicates to encourage businesses we need to allow small incentives. This helps us plan for the future. His property taxes have continued to increase but the long-term goal is to promote business in our area to lessen the burden to the homeowners.

Mr. Potts indicates he has known the family and is encouraged that they are coming back to Cuyahoga Falls. Mr. Mader also is glad to see this Ward 8 family build their business in our City.

*The committee recommends bringing out Temp. Ord. B-30*

**Held legislation: None.**

**Other business: None.**

The Community Development Committee Meeting was adjourned at 7:15 p.m.