

Cuyahoga Falls City Council

Minutes of the Community Development Committee Meeting

May 16, 2005

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

Mr. Barnhart brought the Community Development Committee Meeting to order at p.m. All members were present. The meeting minutes of May 2, 2005 were approved as submitted.

Scheduled legislation (second reading):

B-72	An Ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with Valley Savings Bank and First Akron Development Corporation and the County of Summit, and declaring an emergency.
------	---

Sue indicates that Valley Savings Bank has been located in the downtown district since 1923 and remains landlocked at their current location (140 Portage Trail). Recently, an opportunity presented itself to purchase the adjacent building at 124 Portage Trail. With this acquisition, they plan to expand the banking business into the adjacent building and construct a drive-thru at the rear of the building on Old Towne Loop. The projected abatement schedule for Valley Savings Bank requests for a five-year, 75% abatement project. If granted, Valley Savings will bring \$14,931.32 in new taxes over the term of the agreement while realizing \$37,328.31 in abatement during that same time frame. When the abatement expires in year "6", annual full taxes will be approximately \$10,451.93.

As a result of Valley Savings investment in this purchase/expansion project, taxes paid to the school district increase 75% from what they are today. Dr. Holland is in support of this abatement and has waived the required 45-day notification period to assist Valley Savings Bank with this expansion project. The Board of Education will be taking formal action on the application on May 18, 2005 at its regularly scheduled meeting. Valley Savings Bank supportive efforts in the community and its history of sponsoring the Memorial Day Breakfast in support of the Instrumental Music Patrons (IMP) Booster Club is much appreciated and it is our understanding this will continue through the duration of the abatement agreement.

Valley Savings President, Ann Durr, indicates the bank has partnered with the community in the Natatorium, the Ice Rink, and local Chamber of Commerce. In December 2004, we had the ability to purchase the building next to us. Completely renovating the building is costly. With the feasibility studies showing the availability of a drive thru, we became aware of the tax incentive program of the CRA District. Improving this newly acquired property will help enhance the "gateway" to the downtown. The community pancake breakfast has been held by Valley Savings for its eighth year and we have provided over \$21,000 to the high school IMP program.

Mr. Flinn feels this is a great project. Valley Savings have benefited greatly with the partnership of the pancake breakfast. During abatements, we sometimes ask businesses for contributions, but in this case, they have already been active in our community with the Memorial Day Pancake Breakfast.

Carol Klinger asks Dr. Holland to provide notification of the Board of Education's actions.

Mr. Gorbach indicates it will be nice to see a stable business in these buildings and he thanks Dr. Holland for coming and for his letter of support to this abatement. Mr. Potts indicates this is an abatement that will turn itself over many times over. The Hunter family is vested in Cuyahoga Falls and is very deserving of this abatement. Mr. Walters indicates when we rolled out the CRA, we agreed to 7-10 years with 75% and this request is on the low end with only 5 years and 75%. He thanks them for this request.

The Committee recommends bringing out Temp. Ord. B-72

Held legislation: None.

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