

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

June 7, 2021

Members: Meika Penta, Chair
Rachel Loza
Adam Miller

Mrs. Penta called the meeting to order at 7:09 p.m. All members were present.

The minutes of the April 19, 2021, and May 3, 2021, Community Development Committee minutes were approved as written.

Legislation Discussed:

Temp. Ord. B-41

Discussion:

Temp. Ord. B-41

An ordinance authorizing the Mayor to enter into a Community Reinvestment Area agreement with Parfait Properties, LLC, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance B-41 to Council. The City of Cuyahoga Falls has designated a certain area within the City that has been certified by the State of Ohio Development Services Agency as a CRA enabling it to exempt certain real property taxes imposed on industry provided said industry creates or retains jobs and makes a significant investment within the certified zone. The City Council and the Administration wish to provide assistance to Parfait Properties, LLC for the construction of a 3,608 square foot Dairy Queen Grill & Chill, located at 715 Portage Trail, Cuyahoga Falls, Ohio 44221 (Parcels #0200234, 0201665, 0212992, 0216493, 0216494, and 0216495 to be combined into one parcel once approved by Summit County), which will have double drive-thru lanes with separate pay and pickup drive-thru windows, increased parking, and an outdoor patio area with a fireplace, all at an approximate cost of One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000). The City intends to provide a Community Reinvestment Area Tax Exemption to Parfait Properties, LLC for a period of ten (10) years at the rate of fifty (50%) percent.

The Mayor will be authorized to enter into a Community Reinvestment Area (CRA) Agreement with Parfait Properties, LLC consistent with the terms in the proposed CRA Agreement and corresponding Application attached hereto as Exhibit A, to provide real property tax relief at the percentage and length of abatement as stipulated in said Agreement and corresponding Application to benefit the City and being consistent with the objectives of this ordinance. The Mayor, Director of Finance, Director of Community Development, Director of Law and any other city officials, individually and/or collectively as may be appropriate will be authorized, to prepare and execute such other documents and do other things as are necessary for and incidental to carrying out the requirements of this legislation consistent with the terms of the attached Agreement and corresponding Application.

Community Development Committee
June 7, 2021 – Page 2

Ms. Colavecchio introduced the co-owners of Dairy Queen, Aaron Haller and Karl Warther. Mr. Haller presented a brief overview of the project to Council.

Mrs. Penta stated that it is fortunate that Cuyahoga Falls has been chosen to have a Dairy Queen Grill & Chill. She appreciates that Dairy Queen is going to be giving scholarships to the Cuyahoga Falls High School students and providing internships. She stated that she wanted to point out to Council that there will be public art in and around the new Dairy Queen. The present building is 50 years old. It is time to deal with the traffic that backs up to Portage Trail and to make it more efficient. She is fully in favor of this.

Mr. Balthis asked if they have a timeline when people can expect to see construction beginning and when you hope construction will end. Mr. Aaron Haller, co-owner, stated that they have final approval going through the City Building Department coming right around the bend. There is a house that has been vacated behind them. Their hope is to start to tear it down and regrade the lane within the next few weeks. From there, they believe it would be approximately late October. Mr. Karl Warther, co-owner, stated that there would be a small shutdown period of between two and five weeks when they transfer equipment and tear down the old building and do the new parking lot. They hope to get all that done and finished before the asphalt plants close down in late November.

Mr. Gorbach stated that they appreciate all that they are doing for the schools with the Roundup Program. The increase in their building costs was due to the increased supply costs for building materials due to the scarcity is enormous. Council appreciates their continuing with the project given that difficult situation that cannot be controlled, and continuing to invest in Cuyahoga Falls. He looks forward to the new Grill & Chill. It is exciting that Cuyahoga Falls is one of the first of its kind, because they are expanding on the 3.0 design. He asked them to let the City know if there is anything it or Council can do during the construction timeframe.

Ms. Nichols-Rhodes thanked Mr. Haller and Mr. Warther for investing in Ward 4. Right now, at that corner, Drug Mart and El Meson has renovated. The new building is extremely exciting. The long lines have been an issue with people barely making it off the street to get in line, so this will be much safer. Dairy Queen has been an institution in Cuyahoga Falls. When the Cuyahoga Falls PTA had a goal of giving every graduating student a \$25 gift card and they fell short, Dairy Queen made up the difference.

Mr. Brillhart stated that he really likes the Roundup Program, and he participates in that frequently, and appreciates everything they do for the community and your investment. Mr. Stams stated that after Little League games, Dairy Queen was a big part of their summer, and he has many great memories. It is truly an icon in Cuyahoga Falls. If there is any business deserving of a CRA, it is Dairy Queen.

Community Development Committee
June 7, 2021 – Page 3

Mr. Iula stated that he would like to echo what his fellow Council members have stated. Drug Mart has really put a lot of money into their place and placing the sign up on the roof. That corner of 7th Street and Portage Trail is going to be looking good. Mr. James stated that the Dairy Queen is an institution, and he is all for this.

Mrs. Leslie Frank, 49 Orrville Avenue, stated that the new Grill & Chill is a wonderful thing, and that her husband will be glad that the line will move better.

Mr. Miller moved to bring out Temp. Ordinance B-41 with a favorable recommendation, second by Ms. Loza. Motion passed (3-0).

The meeting adjourned at 7:29 p.m.