

Cuyahoga Falls City Council
Minutes of the Finance and Appropriations Committee Meeting

December 6, 2021

Members: Tim Gorbach, Chair
Mary Nichols-Rhodes
Jeff Iula

Mr. Gorbach called the meeting to order at 6:47 p.m. All members were present.

Legislation Discussed

Temp. Ord. B-91
Temp. Ord. B-106
Temp. Ord. B-107
Temp. Ord. B-108
Temp. Ord. B-109
Temp. Ord. B-110
Temp. Ord. B-111
Temp. Ord. B-112
Temp. Ord. B-113
Temp. Ord. B-114

Discussion:

Temp. Ord. B-91

An ordinance establishing annual appropriations of money for the current expenses, capital expenditures and other expenses of the City of Cuyahoga Falls for the Fiscal Year ending December 31, 2022, and declaring an emergency.

Ohio Revised Code §5705.38 requires local taxing authorities to pass an annual appropriations measure classified so as to set forth the amounts appropriated to each office, department and division of the taxing authority. Article VI, Section 6 of the City Charter requires the Mayor to submit an estimated budget for the coming fiscal year showing the requested allotments of the appropriations and estimated income for each office or department for the calendar year.

Mr. Iula moved to bring out Temp. Ord. B-91 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

Mayor Walters gave Council a brief introduction to the following four ordinances. He explained to Council the length of time the Administration has been working on this project and how the pieces came together to bring them to where they are today. High-end, maintenance free living is in demand now and combined with a downtown area that is easily accessible, the development of that corner is highly desirable. It took many people and countless meetings to bring this project together, including the City, the Summit County Land Bank and the Testa Companies.

Mr. Patrick Bravo, Executive Director of the Summit County Land Bank, presented Council with an overview of the Land Bank's many efforts to strengthen communities and neighborhoods in

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Summit County. He stated that the Land Bank is excited to help Cuyahoga Falls continue the work that has been done along the Front Street corridor.

Ms. Diana Colavecchio, Community Development Director, stated Council had received a binder containing the details of the ordinances that will be presented this evening for this project. During the process of reopening Front Street, the City hired a consultant, Mr. Robert Gibbs, who stated that once the north side of Front Street was opened, it would support approximately 143 new townhomes with a price range of approximately \$265,000 per unit.

Temp. Ord. B-106

To create a Tax Increment Financing Area encompassing certain parcels of real property in the area generally located along Front Street and 2nd Street each between Chestnut Boulevard and Sackett Avenue; to declare improvements to those parcels to be a public purpose and exempt from real property taxation; to require the owners of those parcels to make service payments in lieu of taxes; to establish a tax increment equivalent fund for the deposit of the remainder of those service payments; authorizing school compensation payments; and to declare an emergency.

The City has determined to facilitate the redevelopment of the parcels of real property generally located along Front Street and 2nd Street each between Chestnut Boulevard and Sackett Avenue, all located in the City, and has entered into a Development Agreement with the Summit County Land Reutilization Corporation for the Project, by which the City agreed to establish tax increment financing (“TIF”) areas on those parcels pursuant to Section 5709.40(B) of the Ohio Revised Code. In support of the redevelopment plan for the Project established in the Development Agreement, the City desires to establish a TIF area that includes the Parcels on which the Project will be developed. Ohio Revised Code Sections (“ORC”) 5709.40, 5709.42, and 5709.43 34 (collectively, the “TIF Act”) authorize this Council, by ordinance, to declare the improvement to parcels of real property located within the City to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify the purposes for which money in that fund will be expended.

Since a portion of the Parcels will be used for residential purposes as defined by ORC 5709.40, and in order to declare residential improvements to be a public purpose under that ORC 5709.40, such Parcels must be located in a “blighted area” of an “impacted city,” as defined in ORC 1.08 and 1728.01. The Department of Community Development has conducted a blight assessment and study of the Parcels, which assessment and study and is dated November 16, 2021, which study concluded that the parcels are a “blighted area” as that term is defined in ORC 1.08 and 1728.01, and that assessment and study and those findings have been reviewed and accepted by the City and submitted to this Council. Council has will vote to determine that it is necessary and appropriate and in the best interest of the City to exempt from taxation 100 percent of the improvement to each Parcel as permitted and provided in ORC 5709.40(B), as applicable, for up to 30 years and to simultaneously direct and require the current and future owners of each to make annual Service Payments in lieu of real property tax payments, in the same amount as they would

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have made real property tax payments except for the exemption provided by this Ordinance. Notice of this proposed ordinance has been delivered to the Boards of Education of the Cuyahoga Falls City School District and the Six District Educational Compact in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83. The City has determined that a portion of the Service Payments shall be paid directly to the School Districts in an amount equal to the real property taxes that each school district would have been paid if the improvement to each Parcel located within those school districts had not been exempt from taxation pursuant to this Ordinance.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. B-106 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

Temp. Ord. B-107

An ordinance authorizing the Mayor to enter into a real estate purchase agreement with PJT Pointe West, LLC, according to law, in a total amount not to exceed \$300,000.00, utilizing Community Development Block Grant funds, for the purchase of certain real property known as 1863 Second Street (Parcel 02-08369), 1869 Second Street (Parcel 02-00900), and 1877 Second Street (Parcel 02-00535), together with an agreement for the demolition of existing blighted structures, and declaring an emergency.

The City of Cuyahoga Falls is the recipient of Community Development Block Grant (“CDBG”) funds through the Department of Housing and Urban Development, CDBG funds are to be utilized to achieve decent housing, a suitable living environment, and expanded economic opportunities for low-to-moderate income individuals. CDBG funds can be utilized to acquire property and demolish blighted properties. The City of Cuyahoga Falls wishes to purchase the real property known as 1863 Second Street (Parcel 02-08369), 1869 Second Street (Parcel 02-00900), and 1877 Second Street (Parcel 02-31 00535) from PJT Pointe West, LLC, in a total amount not to exceed \$300,000.00, with CDBG funds. The City of Cuyahoga Falls wishes to enter into a CDBG subrecipient agreement with the Summit County Land Reutilization Corporation for the demolition of three blighted structures on 35 the real property known as 1863 Second Street (Parcel 02-08369), 1869 Second Street (Parcel 02-00900), and 1877 Second Street (Parcel 02-00535).

Mr. Iula moved to bring out Temp. Ord. B-107 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

Temp. Ord. B-108

An ordinance authorizing the Mayor to enter into a contract or contracts for the purchase of certain real property known as 1816 Front Street (Parcel 02-12842) in an amount not to exceed \$300,000.00, and declaring an emergency.

The City of Cuyahoga Falls wishes to purchase the real property known as 1816 Front Street (Parcel 02-12842), in a total amount not to exceed \$300,000.00, from Falls River Phase II, LLC.

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Ms. Nichols-Rhodes moved to bring out Temp. Ord. B-108 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

Temp. Ord. B-109

An ordinance authorizing the Mayor to enter into a contract or contracts for the sale of certain real property known as 1704 Front Street (Parcel 02- 04691), and declaring an emergency.

Council adopted Resolution 16-2012 supporting the Summit County Land Reutilization Corporation as an entity to acquire, renovate, rehab, demolish and otherwise acquire real property that is abandoned, vacant or blighted and to put the same back into productive use and tax status. The City of Cuyahoga Falls has been designated as an “Impacted City” through the Ohio Department of Development on October 7, 2021, and with said designation, the State of Ohio approved a development plan for remediation and revitalization of a brownfield property known as 1704 Front Street. The City of Cuyahoga Falls has successfully remediated the brownfield contaminants at the real property known as 1704 Front Street (Parcel 02-04691) wishes to sell the real property known as 1704 Front Street (Parcel 02-04691) to the Summit County Land Reutilization Corporation, in an amount not to exceed \$1.00, for the redevelopment of the real property.

Mr. Iula moved to bring out Temp. Ord. B-109 with a favorable recommendation, second by M.s Nichols-Rhodes. Motion passed (3-0).

Temp. Ord. B-110

An ordinance approving and authorizing the execution of a development agreement between the City and the Summit County Land Reutilization Corporation concerning the development of certain real property located in the city, the acceptance of a declaration of covenants and imposition of continuing priority lien relating to the imposition of a minimum service payment obligation on the Summit County Land Reutilization Corporation and declaring an emergency.

The Summit County Land Reutilization Corporation, an Ohio land reutilization corporation duly organized and validly existing under Chapter 1724 of the Ohio Revised Code desires to develop approximately 2.63 acres of real property in the City located on South Front Street. The Developer intends to cause the construction of 50 townhouse units on the Site. Over \$1.48 million of public infrastructure improvements are anticipated to be necessary to fully develop the Site and Project. The Developer has requested that the City create a 30-year, 100% tax increment financing exemption on the parcels within the Site to enable the development of the Public Infrastructure. The City and the Developer desire to enter into a Development Agreement to provide for the construction of the Public Infrastructure and the development of the Site and the Project. The City has determined to impose, and the Developer has agreed to the imposition of, a minimum service payment obligation on the Parcels, to ensure that sufficient service payments are available by the City to pay the costs of the Public Infrastructure or to pay debt service on any notes or bonds issued by the City to pay the costs of the Public Infrastructure.

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Ms. Nichol-Rhodes moved to bring out Temp. Ord. B-110 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

Temp. Ord. B-111

An ordinance authorizing the Mayor to enter into a contract with Fidelity Security Insurance Company and/or its subsidiary EyeMed Vision Care for the administration of the City's self-insured employee vision care services insurance plans, for a period not to exceed three years, and declaring an emergency.

Ms. Vicki Steiner, Human Resources Director, presented Temporary Ordinance B-111 to Council. The Mayor will be authorized to enter into a contract or contracts with Fidelity Security Insurance Company and/or its subsidiary EyeMed Vision Care, on the basis of its final proposals dated July 31, 2020, for the professional services necessary to conduct the administration of the City's self-insured employee vision care services insurance plans, for a contract period not to exceed three years. The Director of Finance will be authorized to pay approved invoices for work based upon the Contract, from the Self-Insurance Fund, Line Item Other Operations.

Mr. Iula moved to bring out Temp. Ord. B-111 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

Temp. Ord. B-112

An ordinance authorizing the Mayor to enter into a contract or contracts with Medical Mutual Services, LLC for the administration of the City's self-insured employee medical plans, and for stop-loss insurance coverage related to said plans, for a period not to exceed one year, and declaring an emergency.

Ms. Vicki Steiner, Human Resources Director, presented Temporary Ordinance B-112 to Council. The Mayor will be authorized to enter into a contract or contracts with Medical Mutual Services, LLC, for the professional services necessary to conduct the administration of the City's self-insured employee medical plans, and for stop-loss insurance coverage related to said plans, for a period not to exceed one year. The Director of Finance will be authorized to pay approved invoices for work based upon the Contract, from the Self-Insurance Fund, Line Item Other Operations.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. B-112 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

Temp. Ord. B-113

An ordinance authorizing the Mayor to enter into a contract or contracts with Pro-Flex Administrators, LLC., for the administration of the Section 125 Flexible Spending Account Plan, Health Reimbursement Account Plan, Health Savings Account Plan, Retiree Medical

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Reimbursement Account Plans and COBRA Services, for a period not to exceed three years, and declaring an emergency.

Ms. Vicki Steiner, Human Resources Director, presented Temporary Ordinance B-113 to Council. The Mayor will be authorized to enter into a contract or contracts with Pro-Flex Administrators, LLC., for the professional services necessary to conduct the administration of the Section 125 Flexible Spending Account Plan, Health Reimbursement Account Plan, Health Savings Account Plan, Retiree Medical Reimbursement Account Plans and COBRA Services, for contract periods not to exceed three years. The Director of Finance is hereby authorized to pay approved invoices for work based upon the Contract, from the Self-Insurance Fund, Line Item Other Operations.

Mr. Iula moved to bring out Temp. Ord. B-113 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

Temp. Ord. B-114

An ordinance authorizing the Mayor to enter into a contract or contracts, without competitive bidding, with NEOGOV for human resources and payroll management software and related services for a period not to exceed three years, and declaring an emergency.

Ms. Vicki Steiner, Human Resources Director, presented Temporary Ordinance B-114 to Council. NEOGOV provides recruit module platform services, which includes electronic centralized applicant tracking, screening, advertising, and new hire onboarding. NEOGOV's software is compatible with modules used in the Human Resources and Payroll Departments, and its implementation will streamline their operations. The Mayor will be authorized to enter into a contract or contracts, without competitive bidding, with NEOGOV for human resources and payroll management software and related services for a 3-year period. The Director of Finance will be authorized to make payment for same from the General Fund, Human Resources Department, Line Item Other Operations.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. B-114 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

The meeting adjourned at 7:54 p.m.