

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

February 22, 2022

Members: Brian Ashton, Chair
Michael Brillhart
Adam Miller

Mr. Ashton called the meeting to order at 6:52 p.m. All members were present.

The minutes of the February 7, 2022, Community Development Committee meeting were approved as written.

Legislation Discussed:

Temp. Ord. A-21

Temp. Ord. A-22

Discussion:

Temp. Ord. A-21

An ordinance appropriating \$1,615,404 of Community Development Block Grant carryover funds for calendar year 2022, and declaring an emergency.

Ms. Peggy Szalay, CDBG Entitlement Administrator, Presented Temporary Ordinance A-21 to Council. The City of Cuyahoga Falls is the recipient of Community Development Block Grant (“CDBG”) funds through the Department of Housing and Urban Development. The City of Cuyahoga Falls has available CDBG carryover funds, in the amount of \$1,615,404. It is necessary to appropriate these carryover funds from calendar year 2021 to fund calendar year 2022 program operations. Council is asked to find and determine, after reviewing all pertinent information, that the appropriations in the amount of \$1,615,404 are necessary and in the best interest of the City of Cuyahoga Falls. The Director of Finance will be authorized to increase appropriations in the CDBG Fund, Line Item, Other Operations, by \$1,576,187 and CDBG Line Item Personal Services by \$39,217 and make payment from the same.

Ms. Szalay thanked the Community Development Committee and Council for adopting the 2022 Community Action Plan. It was sent out Friday, so, hopefully that will be approved, and they can move forward with using the funds for a lot of good projects.

Mr. Ashton thanked Ms. Szalay for her hard work. He stated that it is impressive how many members of the community will be helped by this.

Mr. Miller moved to bring out Temp. Ord. A-21 with a favorable recommendation, second by Mr. Brillhart. Motion passed (3-0).

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Temp. Ord. A-22

An ordinance authorizing the Director of Community Development to amend the Community Reinvestment Area Tax Exemption Agreement with Legacy 2020, LLC to reflect the name change to CF Legacy 2020, LLC and to amend the scope of work to reflect a change in total number of multi-family residential units, retail space, and investment dollars initially approved under this community reinvestment tax exemption agreement, and declaring an emergency.

Ms. Diana Colavecchio, Development Director, presented Temporary Ordinance A-22 to Council. Pursuant to Ordinance No. 30-2020, passed April 28, 2020, Council approved a Community Reinvestment Area tax exemption on behalf of Legacy 2020, LLC., in connection with its redevelopment of 2020 Front Street, Cuyahoga Falls, Ohio 44221 (Parcel 34-0202834), to convert the existing office building, now known as Towne Center, into 38 multi-family residential apartment units, with first floor retail consisting of approximately 7,000 square feet, all at an approximate cost \$10,328,000.00. Due to the COVID-19 pandemic, this redevelopment project was delayed, but is now ready to commence after passage and approval of this amended Community Reinvestment Area Tax Exemption Agreement. The name of the owner of the aforementioned real property will now be CF Legacy 2020, LLC, and this name change requires an amendment to the prior CRA Agreement and filing with the State of Ohio Department of Development (formerly known as the State of Ohio Development Services Agency). The scope of this project has changed from 38 multi-family residential apartment 49 units, and first floor retail space consisting of 7,000 square feet, to 34 multi-family residential apartment units with zero first floor retail space conversion. The new project cost is \$10,324,110.00. This change in the scope of work also requires an amendment to the prior CRA Agreement and filing with the State of Ohio Department of Development (formerly known as the State of Ohio Development Service Agency).

Mr. Brillhart moved to bring out Temp. Ord. A-22 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 7:03 p.m.