

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

**October 17, 2022**

**Members:** Brian Ashton, Chair  
Michael Brillhart  
Adam Miller

Mr. Ashton called the meeting to order at 7:15 p.m. All members were present.

The minutes of the September 19, 2022, Community Development Committee meeting were approved as written.

**Legislation Discussed:**

Temp. Ord. A-112

Temp. Ord. A-113

Temp. Ord. A-114

**Discussion:**

**Temp. Ord. A-112**

An ordinance authorizing the Mayor to enter into an agreement with the Community Improvement Corporation of Cuyahoga Falls to administer a Brownfield Remediation Grant, appropriating the necessary funds to administer the grant, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance A-112 to Council. The Community Improvement of Cuyahoga Falls (CIC) is the owner of real property located at 333 Pleasant Meadow Boulevard, Cuyahoga Falls, Ohio, which was once the former home of the Mud Run Gun Club. The property contains environmental contaminants, such as lead and arsenic, which must be remediated in order to put this property to use for the residents of Cuyahoga Falls. The CIC applied for a Brownfield Remediation Grant administered through the State of Ohio, Department of Development and was granted an award of \$1,044,549.00. To implement the Grant, City Council passed Resolution No. 6-2022 on May 16, 2022 to authorize the grant and commit the City to the required 25% local match of the total project costs. In order to facilitate the Grant administered through the State, the City needs to appropriate \$1,392,732.00. The CIC will reimburse the City the costs of carrying out the Grant minus the City's required match amount, for a total amount to be reimbursed of \$1,044,549.00.

The Mayor will be authorized to execute an Agreement with the Community Improvement Corporation of Cuyahoga Falls, in order to administer a Brownfield Remediation Grant for the real property located at 333 Pleasant Meadow Boulevard, Cuyahoga Falls, Ohio. The Mayor, Community Development Director, Director of Law, Director of Finance, and any other necessary City officials will be authorized to provide such information and to execute such other documents and amendments, and do all other actions as are necessary for and incidental to carrying out the requirements of this ordinance and terms of the Grant. The Director of Finance will be authorized

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to appropriate \$1,392,732.00 and make payment for the same from Capital Projects Fund, Line Item Capital Outlay. Grant deadline is June 2023.

Ms. Nichols-Rhodes thanked the City. When this resolution was previously discussed, Mr. Demasi stated that the City would commit to a 25-percent match if they received the grant. Because of the City's persistence in obtaining this grant, the City will only have to pay the matching amount \$348,000 to the State of Ohio's \$1.39 million to clean up the arsenic and the lead

Mr. Brillhart stated that his is incredibly grateful for this. The residents are pleased with the trail and this will enhance the area.

Mr. Brillhart moved to bring out Temp. Ord. A-112 with a favorable recommendation, second by Mr. Miller passed (3-0).

**Temp. Ord. A-113**

An ordinance designating the Community Improvement Corporation of Cuyahoga Falls as an agency of the City under Ohio Revised Code Section 1724.10, authorizing the execution of an agreement and plan for industrial, commercial, distribution and research development, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance A-113 to Council. Section 13 of Article VIII of the Ohio Constitution provides that, to create and preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is in the public interest and a proper public purpose for a municipal corporation, its agencies or instrumentalities, or corporations not for profit designated by such municipal corporation as its agency or instrumentality, to perform the acts and exercise the powers therein provided.

Pursuant to Chapter 1724, Ohio Revised Code as it may hereinafter be amended, there has been formed a corporation known as "Community Improvement Corporation of Cuyahoga Falls", a corporation not for profit as recorded on the Records of Incorporation and Miscellaneous Filings of the Secretary of State of the State of Ohio. The City previously designated the Community Improvement Corporation of Cuyahoga Falls as agent for the City for the sole purpose of advancing, encouraging and promoting the industrial, economic, commercial and civic development of the City. There are substantial and pressing problems including, but not limited to, the development and encouragement of industry, commerce, distribution and research within the confines of this City, which problems may best be solved by and with the assistance of said corporation. Council will determine if it would be in the best interests of the City to approve and authorize the execution of an Agreement and Plan for Industrial, Commercial, Distribution and Research Development, all pursuant to Section 1724.10, Ohio Revised Code.

Ms. Colavecchio gave a brief description and background of the Community Improvement Corporation. She gave the background of the CIC and listed the former Falls Theatre was one of

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its former properties. The CIC has a Board of Directors and Trustees. The meetings and minutes are public record. The CIC has existed since the 1970s, but until the introduction of Temp. Ord. A-113, there had never been an ordinance that outlined its mission statement and purpose.

Mr. Miller moved to bring out Temp. Ord. A-113 with a favorable recommendation, second by Mr. Brillhart. Motion passed (3-0).

**Temp. Ord. A-114**

An ordinance authorizing a grant to the Community Improvement Corporation of Cuyahoga Falls and authorizing the execution of a grant agreement with the Community Improvement Corporation of Cuyahoga Falls, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance A-114 to Council. Section 13 of Article VIII of the Ohio Constitution provides that, to create and preserve jobs and employment opportunities and to improve the economic welfare of the people of the State, it is in the public interest and a proper public purpose for a municipal corporation, its agencies or instrumentalities, or corporations not for profit designated by such municipal corporation as its agency or instrumentality, to perform the acts and exercise the powers therein provided. Pursuant to Chapter 1724, Ohio Revised Code as it may hereinafter be amended, there has been formed a corporation known as “Community Improvement Corporation of Cuyahoga Falls”, a corporation not for profit as recorded on the Records of Incorporation and Miscellaneous Filings of the Secretary of State of the State of Ohio.

The City previously designated the Community Improvement Corporation of Cuyahoga Falls as agent for the City for the sole purpose of the development and encouragement of industry, commerce, distribution and research in the City. Council will determine if it would be in the best interests of the City to provide a grant to the CIC for the creation of a revolving loan program and to enter into a grant agreement with the CIC, and will authorize a grant in the amount of \$2,000,000 to be provided to the CIC for the creation and operation of a revolving loan program in support of economic development and job creation within the City and in compliance with the purposes set forth in Article VIII, Section 13 of the Ohio Constitution and Chapter 1724 of the Ohio Revised Code.

Ms. Colavecchio stated that the \$2 million set aside from the Federal ARP monies received at the beginning of the year was used to create a revolving loan fund for local businesses. Local businesses can borrow from these funds if they meet the criteria. When the businesses pay back the funds, they will be made available for other businesses to use. The list of conditions for the loans and guidelines are available from the Community Development office for those that are interested in securing a loan.

Mr. Brillhart moved to bring out Temp. Ord. A-114 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

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Mr. Ashton thanked Ms. Colavecchio and the Community Development Department. He stated that he is excited to see how businesses use these funds and how they will help develop everyone's economy in the city.

Mr. Gorbach stated that the CIC, as an agent of the City, is using city monies for the loan. On the loan information sheet, they indicate that one of the criteria is the business has to have been denied a conventional bank loan or has a gap in the total loan amount needed. He is happy that the City is stepping up and helping businesses to create jobs, enhance their business and enhance their look in the city, but personal financial statements, evidence of insurance, and other information will be required. Loan agreements, mortgages and personal guarantees will be required. There is a lot of due diligence being put forth by the CIC for these loans so the City can be confident that these projects are going to be fulfilled and that the businesses have the ability to repay these loans in a timely fashion.

The meeting adjourned at 7:33 p.m.