

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

June 5, 2023

Members: Brian Ashton, Chair
Michael Brillhart
Adam Miller

Mr. Ashton called the meeting to order at 6:45 p.m. All members were present.

The minutes of the May 8, 2023 Community Development Committee were approved as written.

Legislation Discussed:

Temp. Ord. B-54

Temp. Ord. B-55

Temp. Ord. B-56

Discussion:

Temp. Ord. B-54

An ordinance approving and authorizing the Mayor to execute a Community Development Block Grant Agreement with Hummel Construction Company for ADA compliant renovations to the existing restroom at Quirk Cultural Center, and declaring an emergency.

Mr. Michael Fallis, Deputy Parks and Recreation Superintendent, presented Temporary Ordinance B-54 to Council. The City receives Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development. CDBG funds can be used to assist with Americans with Disabilities Act (ADA) compliant renovations and modifications at public facilities. The City has determined the necessity to renovate an existing bathroom located on the first floor of the Quirk Cultural Center, located at 1201 Grant Avenue, in order to meet ADA compliance standards. The City of Cuyahoga Falls wishes to enter into a CDBG Agreement with Hummel Construction Company, in an amount not to exceed \$146,500, to make the requested ADA-compliant renovations and modifications to the existing first-floor restroom at Quirk Cultural Center.

The Mayor will be authorized to enter into a Community Development Block Grant (CDBG) agreement with Hummel Construction Company, in an amount not to exceed \$146,500 for Americans with Disabilities Act compliant renovations and modifications of an existing first-floor restroom at Quirk Cultural Center, located at 36 1201 Grant Avenue. The Director of Finance will be authorized and directed to make payment for the same from CDBG Fund, Line Item Capital Outlay.

Mr. Fallis gave Council an update on the projects that Parks and Recreation have done with CDBG funding. This legislation will allow for a Community Development Block Grant Agreement with Hummel Construction Company to make renovations to the first-floor restroom at Quirk Cultural

Community Development Committee
June 5, 2023 – Page 2

Center in order to make it ADA compliant and provide an indoor restroom facility that will be accessible from the outdoors year round.

Mr. Siegferth stated that, on Memorial Day, he was speaking with an elderly individual that attends the Quirk Cultural Center and she was excited about the possible improvements.

Mr. Siegferth moved to bring out Temp. Ord. B-54 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

Temp. Ord. B-55

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

Ms. Diana Colavecchio, Community Development Committee, presented Temporary Ordinance B-55 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” (the “CIC”);, 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 CIC as agent for the City for the sole purpose of the development and encouragement of industry, commerce, distribution and research in the City. Council previously determined, pursuant to Ordinance No. 103- 2022 that it would be in the best interests of the City to provide a grant to the CIC in the amount of \$2,000,000 for the creation of a revolving loan program and the City subsequently entered into a Grant Agreement dated October 31, 2023 with the CIC to provide for such grant. The City and the CIC desire to enter into an amendment to the Grant Agreement to allow for the CIC to use a portion of the grant for operational costs and expenses of the CIC.

Ms. Colavecchio stated that this is a clean-up ordinance. The CIC-retained CPA requested that they clean up the language in the original ordinance so that it is less vague. They added language to clarify that a portion can be set aside to be used for any and all administrative expenses. They wanted the amendment to indicate that the interest earned on that remaining \$1.5 million could be allowed to be used for other economic development. The CPA wanted the words "unrestricted" and "available" added to the new CIC amendment. They are comfortable and confident that the new agreement reflects their intentions. This has been shown to the CIC Board and they have given their approval on the contract.

Mr. Ashton asked if this legislation is to clarify the terms and not designed to broaden or extend any authority. Ms. Colavecchio stated that that is correct.

Community Development Committee
June 5, 2023 – Page 3

Mr. Miller moved to bring out Temp. Ord. B-55 with a favorable recommendation, second by Mr. Siegfert. Motion passed (3-0).

Temp. Ord. B-56

An ordinance authorizing the Mayor to enter into a professional service agreement with OHM Advisors for the preparation of streetscape plans for the Bailey Road/Northmoreland Boulevard and South State Road business corridors, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Committee, presented Temporary Ordinance B-56 to Council. The Bailey Road/Northmoreland Boulevard and South State Road business corridors consist of real property situated in the City of Cuyahoga Falls. The City of Cuyahoga Falls wishes to develop streetscape plans to guide future land use and development activities within the aforementioned business corridors. The City of Cuyahoga Falls desires to enter into a Professional Service Agreement with OHM Advisors to prepare the streetscape plans. OHM Advisors has previously completed projects for the City and their qualifications are on file with the Engineering Department. OHM Advisors has familiarity with the City's streetscape vision for this area and will provide high quality services to the City. The City will realize cost savings and time efficiency by entering into one agreement with OHM Advisors for the two streetscape plans.

The Mayor will be authorized to enter into a Professional Services Agreement with OHM Advisors, in an amount not to exceed \$80,000.00, for the preparation of streetscape plans for the Bailey Road/Northmoreland Boulevard and South State Road business corridors for all future land use and development in the aforementioned areas. The Director of Finance will be authorized to make payments from the General Fund, Community/Economic Development, Line Item Other Operations.

Ms. Colavecchio stated that there has not been much done in this corridor in recent years and it is suffering from neglect and needs curb appeal. The Bailey Road/Northmoreland corridor can have an intimate look and feel and be walkable. In the Bailey Road corridor, they have not yet organized the business owners or asked for their opinions. That is going to happen as part of this initiative. The best thing to do would be to hire one consultant who understands their intentions and motives for this larger dream of getting these commercial corridors to all have place-making curb appeal and aesthetics drawing people into the city. They have hired OHM. They are highly credentialed. They have provided one ordinance for both contracts for a total of \$80,000 because they feel that they can conserve and be more efficient on savings if they are talking about both projects at the same time.

Mr. Russ Critelli, owner of OHM, was present and presented his vision to Council.

Mr. Miller asked for a brief explanation about the duties of the steering committee and the monthly organization committee. Mr. Critelli stated that that has yet to be defined, so he would defer that to once the process starts. Mr. Miller asked if these meetings will be open to the public once they start. Mr. Critelli stated that they would.

Community Development Committee
June 5, 2023 – Page 4

Ms. Colavecchio stated that the way this has worked, at least with the Master Plan with the Merriman Valley, is that there are two groups, the steering committee and stakeholders. The steering committee consists of people who actually live and work here and internal people as well. For example, she will be on that committee, along with Mr. Rob Kurtz, Planning Director; Mr. Tony Demasi, City Engineer; Mr. Anthony Zumbo, Service Director and a representative from the Law Department, and they will also have their consultants in that committee. When they get to the stakeholders, they are going to need a larger group. Those are the people that actually live there, work there and have their business in that area. Council is welcome to be stakeholders. And it is their feedback to the steering committee that they will be gathered in the process.

Ms. Nichols-Rhodes asked if both of the projects would be done simultaneously and presented at the same time. Mr. Critelli stated that the plan right now is to work concurrently and in conjunction as both projects are going forward. There was previous discussion during the development of the project proposal that that would be beneficial for more than one reason.

Mr. James thanked Mr. Critelli for coming. Over the last couple campaigns, one of the main things heard from constituents in the Price Elementary School area is what is going to happen to Bailey Road businesses, because it looks terrible. He personally cannot wait to beautify the area and get businesses going.

Mr. Balthis stated that it makes a lot of sense to put these two plans together and have one consultant working on them. It will be efficient and save money. The South State Project is important as well as Bailey Road. He lives on Front Street, but he also goes to South State Road and Bailey Road. They all go to all of these places. They are going to be getting more public input by having more people with ideas. One of the reasons for the success of Front Street was the immense amount of communication, collaboration and teamwork.

Mrs. Penta stated that Ms. Colavecchio and the Administration has been working on this. South State Street has a logo and are working with the businesses. It is a continuation of working hard in that area and also the Bailey Road section.

Mr. Stams asked for a definition of the stakeholders and the steering committee in as far as what roles they have in determining the outcome of these projects. Ms. Colavecchio stated that with the Merriman Valley project, the steering committee consisted of officials from Akron and Cuyahoga Falls, the Cuyahoga Valley National Park, Summit Metro Parks, the Conservancy for Cuyahoga Valley National Park, AMATS and the Cuyahoga Valley Railroad. The stakeholders were the residents, business owners and members of Preserve the Valley. The steering committee is charged with listening, the stakeholders are charged with giving the steering committee its talking points.

Mr. Stams asked what the steering committee is tasked with for the plan. Ms. Colavecchio stated that they review drafts of the plan before they are rolled out and communicate directly with the consultant.

Community Development Committee
June 5, 2023 – Page 5

Mr. Stam stated that an emphasis needs to be put on a community that is really focused on the environment and all the natural resources here, and a statement needs to be made at the entrance into Cuyahoga Falls to let people know what the city represents.

Mr. Siegferth moved to bring out Temp. Ord. B-56 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 7:16 p.m.