

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

**July 17, 2023**

**Members:** Brian Ashton, Chair  
Joseph Siegfert  
Adam Miller

Mr. Ashton called the meeting to order at 6:54 p.m. All members were present.

The minutes of the July 3, 2023 Community Development Committee were approved as written.

**Legislation Discussed:**

Temp. Ord. B-74

Temp. Res. B-90

**Discussion:**

**Temp. Ord. B-74**

An ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with BVI Realty, LLC and declaring an emergency.

Ms. Mary Spaugy, Deputy Director, Community Development, presented Temporary Ordinance B-74 to Council. Pursuant to Ordinance No. 69-2006 passed June 26, 2006, this Council established and designated the boundaries of the Northern Community Reinvestment Area (“CRA”) pursuant to Ohio Revised Code §3735.65 et seq. to encourage the development of real property within the CRA. Pursuant to Ordinance 114-2010 passed on October 25, 2010, this Council amended Ordinance No. 69-2006 passed June 26, 2006 in order to expand the eligible zoning districts within the Northern CRA in order to encourage further development of real property within its boundaries.

The City wishes to provide assistance to BVI Realty, LLC for the construction of a 12,000-square-foot facility that will serve as office, warehouse, and showroom space for Overhead Door Company of Akron, a wholly-owned subsidiary of Wayne Garage Door Sales & Service, Inc., located at 4266 Wyoga Lake Road. The City intends to provide a Community Reinvestment Area Tax Exemption to BVI Realty, LLC for a period of ten (10) years at the rate of fifty (50%).

The Mayor will be authorized to enter into a Community Reinvestment Area (CRA) Agreement with BVI Realty, LLC consistent with the terms in the proposed CRA Agreement on file with the Clerk of Council and corresponding Application attached to the original ordinance 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. Council will further authorize 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, to prepare and execute such other documents and do

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other things as are necessary for and incidental to carrying out the requirements of this legislation consistent with the terms of the filed Agreement and Application.

Mr. Ashton stated that he appreciates that everyone has reached out to the school district and they have signed off.

Mr. Balthis asked if they currently have plans to share what will happen to the site with the existing facility in the Falls. He asked about audit process with all of these agreements in order make sure donations are made over the term of the abatement.

Robert Habeger, President, Overhead Door Company, stated that he does not own the existing property. He purchased the business from the existing owner.

Ms. Spaugy stated that the City currently has approximately 8 CRAs in the Woodridge Local School District, 2 of which require annual scholarships. With that, she has to report to the state every year on all of the CRAs to make sure they are meeting the requirements outlined in their agreement. Part of that agreement is for them to send her a certified copy of the check made for the annual payment to the school. She also follows up with the treasurers of the school districts to make sure that those payments have been made before they are presented to the Tax Incentive Review Council every year.

Mr. Jeremy Fickey, 3048 Northampton Road, Cuyahoga Falls, asked how many employees are from Cuyahoga Falls and what charitable contributions are made to the school districts other than the Woodridge School District.

Mr. Habeger stated that they currently have about 17 or 18 employees at the Cuyahoga Falls location. With this tax abatement and with the investment that they are doing, they plan to add 8 to 10 more employees in the next year and a half. They will be hired as soon as the project is completed. Over the next 10 years of the tax abatement, they are looking to have 70 employees employed here.

Rod Troyer, Financial Controller, Wayne Door & Overhead, stated that in the Tuscarawas and Holmes County School Districts, Wayne Door put in artificial turf for the football field. When they call, he supports every school district. He has supported local little leagues. They have a heavy investment in the community.

Ms. Spaugy stated that the taxes for the school districts go by the millage that is actually taken out by the Summit County Fiscal Office for the public school district. That is how they do the annual scholarships. Right now, they currently receive \$2,200 a year for that parcel. During the tax abatement, they are going to be receiving \$12,674 and, after the CRA, they are going to be receiving \$23,148.

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Mr. Brillhart moved to bring out Temp. Ord. B-74 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The Community Development Committee recessed at 7:05 p.m. and reconvened at 11:26 p.m.

**Temp. Res. B-90**

A resolution authorizing the Mayor to apply to the 2023-2024 Clean Ohio Fund - Green Space Conservation Program and commit the 25% required match funds to acquire property on Peoplecare Park Drive adjacent to Mill Pond, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Resolution B-74 to Council. Mr. Kurtz stated that he is requesting the approval of Council to apply for a grant from the 2023-2024 Clean Ohio Fund – Green Space Conservation Program and commit the required 25% match estimated to be \$58,750. The grant funds would be utilized to acquire a portion (1.8-acres) of permanent Parcel #35-03544 located on the south side of Peoplecare Park Drive adjacent to the Mill Pond. The parcel would be preserved as open space and would provide direct access to the Mill Pond. Other potential uses would be passive recreation, i.e. trails, parking, boat launch. This property is located at the terminus of the Mud Brook/Mill Pond Trail – Phase II project. This grant application is due August 30 and grant notifications are expected November/December 2023.

Mr. Brillhart moved to bring out Temp. Res. B-90 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 11:30 p.m.