

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

March 17, 2025

Members: Mary Nichols-Rhodes, Chair
Mike Brillhart, Vice Chair
Meika Penta, Brian Ashton, Joe Siegfert

Ms. Nichols-Rhodes called the meeting to order at 6:40 p.m. All members were present.

Legislation Discussed

Temp. Ord. B-18

Discussion:

Temp. Ord. B-18

An ordinance authorizing the Mayor to enter into a contract or contracts for the purchase of a portion of certain real property known as 1821 Munroe Falls Avenue, and declaring an emergency.

Mr. Michael Fallis, Parks and Recreation Deputy Superintendent, presented Temporary Ordinance B-18 to Council. The City of Cuyahoga Falls wishes to purchase a portion of the real property known as 1821 Munroe Falls Avenue (Parcel 02-01289), in a total amount not to exceed \$83,000.00, from The Most Reverend Edward C. Malesic, Bishop of the Diocese of Cleveland.

The Mayor will be authorized to enter into a real estate purchase agreement with The Most Reverend Edward C. Malesic, Bishop of the Diocese of Cleveland for the purchase of a portion of real property known as 1821 Munroe Falls Avenue (Parcel 02-22 01289). The Director of Finance will be authorized to increase appropriations in the Recreation Levy Fund, Line Item Capital Outlay by \$83,000.00 and to make payment from same. Council will further authorize the Mayor, Director of Finance, Director of Community Development, Parks and Recreation Superintendent, Director of Law and any other city officials, individually and/or collectively as may be appropriate, to prepare and execute such other documents, together with any revisions or additions, and do other things as are necessary for and incidental to carrying out the requirements of this ordinance.

Mr. Fallis stated that, many decades ago, the City entered into a lease agreement with St. Eugene's Catholic Church and the Cleveland Diocese to use a small portion of their land for Waterworks Family Aquatic Center. Today, rather than entering a multi-decade agreement, the department believes it is in their best interest to purchase the land outright for the portion of the parcel that they currently use. The area to be purchased is the strip of land from Kelsey Creek to the fence line of St. Eugene's parking lot. This parcel would be most recognizable to the public as the grassy picnic area across the bridge from the swimming pool. This grassy area is only 20-some feet wide and a couple hundred feet long. No structure can be built on it.

Ms. Nichols-Rhodes stated that Council is aware that the price is \$83,000 and this will come from the Recreation Levy Fund.

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Mr. Matt Dickinson, Assistant Law Director, stated that he has dealt with the Church on this matter. It was in August of 1985 that the City leased the property from the Cleveland Diocese for the term of 30 years. That was for \$29,000. A portion of the cost is actually back rent, because when the 30- year lease expired, they went to a year-to-year agreement which divided the \$29,000 by 30 and gave them \$996.66 yearly rent. The Church approved the agreement. It was appraised, and they agreed to split that cost and that is how they arrived at the current amount, \$82,399.

Ms. Nichols-Rhodes asked for questions or comments from the Committee, the Rail, and the Public.

Mr. Brillhart moved to bring out Temp. Ord. B-18 with a favorable recommendation, second by Mr. Ashton. Motion passed (5-0).

The meeting adjourned at 6:45 p.m.