

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

May 5, 2025

Members: Joe Siegferth, Chair
Brian Ashton, Vice-Chair
Mary Nichols-Rhodes, Susan Spinner, Meika Penta

Mr. Siegferth called the meeting to order at 6:35 p.m. All members were present.

The minutes of the February 3, 2025 Community Development Committee meeting and March 17, 2025 Committee meeting and March 17, 2025 Public Hearing were approved as written.

Legislation Discussed:
Temp. Ord. B-30

Discussion:

Temp. Ord. B-30

An ordinance approving and authorizing the Mayor to execute a Community Development Block Grant Agreement with Statewide License Service Corporation for an economic development project, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance B-30 to Council. The City receives Community Development Block Grant (“CDBG”) funds from the Department of Housing and Urban Development. CDBG funds can be utilized to assist with economic development projects that will create and/or maintain full-time employment opportunities for low-to-moderate-income individuals. Statewide License Service Corporation, currently located at 650 Graham Road, Cuyahoga Falls, Ohio, desires to expand and relocate their existing business to East Bath Road, Cuyahoga Falls, Ohio, which will result in the retention of permanent full-time positions for low-to-moderate income individuals. Statewide License Service Corporation has requested assistance in the form of a CDBG matching economic development grant to purchase necessary equipment at East Bath Road, Cuyahoga Falls, Ohio. The City desires to enter into a CDBG economic development agreement with Statewide License Service Corporation in an amount not to exceed \$100,000.00 for the purchase of necessary equipment, at their existing location. The CDBG Loan and Grant Review Committee authorized the aforementioned.

The Mayor will be authorized to enter into a matching CDBG economic development grant agreement with Statewide License Service Corporation, in an amount not to exceed \$100,000.00, for the purchase of necessary equipment to be used at Statewide License Service Corporation, located at 48 East Bath Road, Cuyahoga Falls, Ohio. The Director of Finance will be authorized to make payments from the CDBG Fund, Line Item Other Operations in amounts not to exceed \$100,000.00. Council will further authorize the Mayor, Director of Finance, Director of Community Development, Director of Law, and any other city officials, individually and/or

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collectively as may be appropriate, to prepare and execute such other documents and do other things that are necessary for and incidental to carrying out the requirements of this legislation consistent with the terms of the attached Agreement and corresponding Application.

Ms. Colavecchio stated that this ordinance seeks Council's approval for a \$100,000 equipment grant for the BMV in Cuyahoga Falls. In their department, they reviewed and approved the site plan for the new Sheetz gasoline/convenience store at 650 Graham Road, the location where the BMV currently operates. Recently, Sheetz has acquired that building and some of the tenants have been displaced. The BMV has found its new home at the Emidio's Party Center. But for Mr. Anthony Karam's efforts in getting this deal and the other deals accomplished, they would not be here tonight retaining as many jobs and businesses in the city as they have. It is an investment in the Emidio's property of over \$1 million and 18 jobs.

Ms. Peggy Szalay, CDBG Entitlement Administrator, stated that Mr. Robert Teodosio was present to answer questions regarding the BMV. With Council's approval, a CDBG matching equipment grant will be given to State License Service Corporation and equipment loan.

Mr. Siegferth stated that, for clarification, there will be a facade grant for \$50,000.

Mr. Robert Teodosio presented Council with a brief history of the BMV business he operates.

Mr. Siegferth stated that it is important to illustrate how important it is for the Bureau to remain in the city. They provide multitude of services to the public. It has been a major collaboration between Mr. Teodosio, Mr. Piermarini and Mr. Karam. It is valuable that the license bureau is staying in the city.

Ms. Nichols-Rhodes thanked Mr. Teodosio for remaining in Cuyahoga Falls. She and her children have been to their location many times. The staff is awesome and everybody is friendly and efficient and they keep it moving along, but not in a rude way. Truly, it is not a bad experience to do things there. Mr. Teodosio stated that he appreciates that.

Mr. Balthis agreed completely with Ms. Nichols-Rhodes. He stated that he has been in there a couple of times. He also got his license for his kayak there. He appreciates all the work they do and Mr. Teodosio's commitment to the City. Going to the BMV is something that people never look forward to, but when he goes to this BMV, it goes very smoothly with the line moving quickly. He also appreciates all the employment opportunities given to residents.

Mrs. Spinner asked if the driving test area next to them will be moving as well. Mr. Teodosio they are always adjacent to an agency and they will be moving with them.

Mr. Balthis asked for the terms of the lease they have entered. Mr. Teodosio stated that the State of Ohio controls the lease and he subleases from them.

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Mr. Karam stated that the State lease works on the State's fiscal period, so the initial lease is only a few months, but there are 10 years' worth of renewals in there. They anticipate them never leaving that location. He does not anticipate a redevelopment project there any time in the future. Obviously, the location is a family property owned by the Piermarini family, and they intend generations to continue to operate that facility. The State has mentioned the possibility of consolidating other testing centers with this facility, so there may be growth. They are adding one or two maneuverability stations from what the current facility has. Mr. Teodosio stated that they closed the Ravenna License Agency and they are getting a lot of traffic from Ravenna, because they are the closest agency where the State does the testing.

Mr. Siegferth asked if there is any way to accurately forecast future transactions and what 2026 may hold. Mr. Teodosio stated that there is not, because a lot of their business depends on the automobiles people are buying. With this economy, people aren't buying. They have continued to grow since he has been there. They have a kiosk in Drug Mart. Those transactions come to them and they get credit for those. As the future goes, they have internet and mailing, so they still have that to complete with. He does not see a huge decline. They are pretty tapped out where they are at right now. He does not know how much more they can handle. People are trying to get their Real ID by May 7th. That added a little bit for the numbers this year.

Mr. Jerry Alexander, 25 Alameda Avenue, Cuyahoga Falls, Ohio, asked if they will ever get into the Title Bureau part or will they still have to the Tallmadge Avenue facility. Mr. Teodosio stated that they provide a title service. If someone drops a title off, they will process it within 24 hours. The Title Bureau is run by Summit County; they are run by the State.

Mr. Ashton moved to bring out Temp. Ord. B-30 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (5-0).

The meeting adjourned at 6:52 p.m.