

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

**July 21, 2025**

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

Mr. Siegfert called the meeting to order at 7:01 p.m. All members were present.

The minutes of the July 7, 2025 Community Development Committee and Public Hearing meetings were approved as written.

**Legislation Discussed:**

Temp. Ord. B-63

**Discussion:**

**Temp. Ord. B-63**

An ordinance approving and authorizing the Mayor to execute and submit the annual action plan to the U.S. Department of Housing and Urban Development for program year 2025, and declaring an emergency.

Ms. Peggy Szalay, CDBG Entitlement Administrator, presented Temporary Ordinance B-63 to Council. As a prerequisite to receive the 2025 Program Year Community Development Block Grant (“CDBG”) allocation, the City is required to submit an Annual Action Plan to the Department of Housing and Urban Development (“HUD”), that outlines the ways in which it plans to utilize its CDBG allocation for Program Year 2025. The City anticipates receiving an approximate allocation of \$669,676 in CDBG funding for Program Year 2025. The Department of Community Development has prepared the Annual Action Plan for Program Year 2025 as required by HUD.

The Mayor will be authorized to execute and submit the Annual Action Plan for Program Year 2025 to the U.S. Department of Housing and Urban Development for the Community Development Block Grant Program and the Community Development Department is authorized to carry out the programs contained within this document. The Mayor, Director of Finance, Director of Community Development, Director of Law, and any other public officials, individually or collectively as may be appropriate, will be authorized to prepare and execute such other documents, including contracts, and do all other things as necessary or incidental to carrying out the intent and/or requirements of the Community Development Block Grant Program.

Ms. Szalay stated that she has provided Council with a copy of the 2025 Annual Action Plan allocation sheet.

Mr. Siegfert thanked Ms. Szalay for allowing him time to speak to her and go over some of these allocation highlights and items. In 2024, that the plan was \$683,000 and some change compared

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to the 2025 plan, which is a decrease over 2024. He asked if she were able to explain to him why that would be the cost and what some of those variables would be.

Ms. Szalay stated that, since their conversation, she narrowed it down to exactly why there is a difference between last year and this year. It is not a huge amount, but it takes away from projects. As many of them are aware, they do a formula to calculate the Federal and State allocation. It relies heavily on poverty data reported through the U.S. Census and estimates going forward. Since the last census in 2020, Cuyahoga Falls has seen a significant decline in the poverty rate, from 13.3 percent to just 9.8 percent, since 2023. It is a testament to the progress made, especially with providing access to job stability and housing. It also means they don't qualify for the same amount of funding. In short, they are getting less because they are doing better. Sometimes, they lower it because the Federal government does not budget quite as much for CDBG in any given year, but the amount that they budgeted was the same as the previous year. There was \$3.3 million available for 402 municipalities across the United States, so the City had to split that with everybody else and, because they are doing a better job, they get a little less.

Mr. Siegferth stated that one of the other items that were mentioned last year was the housing program was allocated \$38,000 and allocated this year was \$130,000.

Ms. Szalay stated that, last year, they did them as grants, as well, but they used carry-over funds, which is not reflected in the allocation sheet because they are only looking to what they do in 2025. The funds are going to infrastructure and a portion of the grant is coming out of the 2025 grant for housing rehab for as many as they can get before winter. In summary, the total allocation on the sheet, \$669,676, is for the 2025 Action Plan Allocation.

Mr. Ashton moved to bring out Temp. Ord. B-63 with a favorable recommendation, second by Mrs. Spinner. Motion passed (5-0).

The meeting adjourned at 7:07 p.m.