

City of Olmsted Falls
Minutes of a Special Council Meeting
Tuesday, August 28, 2018, at Olmsted Falls City Hall
26100 Bagley Road – Council Chambers, 7:00 p.m.

The Pledge of Allegiance was recited. Mayor James Graven called the meeting to order at 7:04 p.m. Roll call was conducted. Councilmen Paul Stibich, Jim Haviland, Lori Jones, Ed Gorski, Denise Nicolay (arrived at 7:07 p.m.), Terry Duncan and Lee Fenrich were present.

Also in attendance: Andrew D. Bemer, Law Director, Vic Nogalo, Finance Director, Joe Borczuch Service Director, and Paula Accordino, Economic Development Director. Audience: 4.

NEW BUSINESS

ADMINISTER OATH OF OFFICE LEE FENRICH, COUNCILMAN WARD IV

Mayor Graven administered the Oath of Office to Councilman Lee Fenrich.

CONSIDERATION OF DATE FOR REVITALIZATION DISTRICT PUBLIC HEARING

Ms. Accordino stated that she would ask that Council set the public hearing date for Tuesday, September 25, 2018 and at the suggestion of the Law Director and in the interest of time and efficiency she would suggest that the time be set at 6:30 p.m. City Council accepted that date and time.

DISCUSSION REGARDING COMMUNITY REINVESTMENT AREA CREATION (CRA)

Ms. Accordino stated that a memo was distributed to Council. The city is exploring the potential of a CRA to make the city attractive to sectors such as light industry, tech and health care companies, as well as others. At the present time the City has no legislative economic incentive for companies apart from the enterprise zone, which has not been used and offers only tax incentive for new investment in a small area of the City. Our CRA is being proposed as a city-wide venture and encompasses improvements and new building for residential, commercial and retail business. It is a tool that has been used, as many may know, since 1977 and was revised in 1994 to promote revitalization in areas that lacked economic vibrancy. This will offer time limited tax exemptions for any increased property value that would result from renovation of existing structures or new construction, it is also a well-used tool by historic preservationists in addition to commercial and industrial companies for renovation, expansion or new construction. Having a CRA could make the difference between attracting investment and losing out to another city. She stated that it is important to note that every community around our boundaries have a CRA; Berea, North Olmsted, and Middleburg Heights. In July she met with the Olmsted Falls School Board President, Joe Bertrand, to share this idea and will continue to have ongoing dialogue with members of the school board as we feel it is critically important. A CRA is recommended not only as a benefit for economic prosperity in terms of business but also as a tool to help update and upgrade the quality of our city's housing stock. She believes there are over 289 homes built before 1940. This could come at a particularly important time for residents concerning the issue of property values with the recent reappraisal by the county. Residential tax exemptions would be available for homeowners wishing to add square footage onto their homes through renovations. This means they would not pay taxes on the increased value of their

home for potentially 10 years and their tax rate would remain at the pre-renovation value level. So, we would recommend that a city-wide CRA be created to allow for opportunities throughout our small city.

Mr. Fenrich stated that the memo indicates that these exemptions would be for a specific period of time and asked if they are considered on a case by case basis. Ms. Accordino stated that discussions regarding how the CRA would be recreated have taken place and some of the structures are “up to 10 years of tax abatement” so we would be really thoughtful and consider the options.

Mr. Stibich stated that the memo states that Ms. Accordino expects to be completed by September 28th and asked if Council has to approve the application and plan before that date. Ms. Accordino stated that it will take a great deal of time to create the CRA which also requires a housing survey. We have asked our city engineer to help conduct that survey. So, before we spent a lot of time working on this she thinks that we would want Council approve to proceed. Mr. Stibich stated that the timeline for completion is September 28th. Ms. Accordino stated that this date is a goal.

Mr. Haviland stated that this is a good tool to have for the city. Ms. Jones indicated that this was used a lot in Cleveland.

APPROVAL OF SOUTHWEST GENERAL DELEGATE LIST

Mr. Stibich stated that a list of the delegate positions in the Southwest Community Health District was distributed. This list contains the representatives from the different organizations in the community and traditionally the representative from the city has been the Council President so the list has been updated to reflect his name. He does not want Council to confuse this list with the Council liaison appointment for Southwest General. He has asked Mr. Gorski to consider that position.

Mr. Gorski moved to **approve** the Southwest General Delegate List; Mr. Haviland **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

Ordinance 50-2018

AN ORDINANCE ESTABLISHING THE RATE TO BE PAID BY RESIDENTIAL PROPERTY OWNERS IN FISCAL YEAR 2019 FOR RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL, AUTHORIZING AND DIRECTING THE DIRECTOR OF FINANCE TO CERTIFY THE COSTS OF SAME TO THE CUYAHOGA COUNTY FISCAL OFFICER FOR PLACEMENT ON THE TAX DUPLICATE FOR COLLECTION WITH OTHER CITY TAXES IN 2019 AND DECLARING AN EMERGENCY **First Reading**

Mr. Stibich moved to **suspend**; Mr. Haviland **seconded**. Voice Vote: 7 ayes; 0 nays. **Motion carried**. Mr. Stibich moved to **waive** the reading in its entirety; Mr. Gorski **seconded**. Voice Vote: 7 ayes; 0 nays. **Motion carried**. Mr. Stibich moved to **adopt**; Mr. Gorski **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

Ordinance 51-2018

AN ORDINANCE AUTHORIZING AND DIRECTING THE DIRECTOR OF FINANCE TO CERTIFY TO THE FISCAL OFFICER OF CUYAHOGA COUNTY UNPAID CHARGES AND/OR OTHER MISCELLANEOUS CHARGES APPLICABLE TO DELINQUENT OWNERS OF LAND FOR LEVY AND COLLECTION ACCORDING TO LAW, AND DECLARING AN EMERGENCY **First Reading**

Mr. Gorski moved to **suspend**; Mr. Haviland **seconded**. Voice Vote: 7 ayes; 0 nays. **Motion carried**. Mr. Gorski moved to **waive** the reading in its entirety; Mr. Fenrich **seconded**. Voice Vote: 7 ayes; 0 nays. **Motion carried**. Mr. Gorski moved to **adopt**; Mr. Haviland **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

ADJOURN

Mr. Gorski moved to **adjourn**; Ms. Duncan **seconded**. Poll: 7 ayes; 0 nays. **Motion carried**.

The meeting adjourned at 7:15 p.m.

James Graven, Mayor

Angela Mancini, Clerk of Council