

**THE CITY OF KENT, OHIO
COMMUNITY DEVELOPMENT COMMITTEE
WED., MARCH 3, 2010**

This meeting of the Community Development Committee of Kent City Council was called to order by Erik Valenta, Chair, at 7:54 p.m. on Wed., March 3, 2010.

PRESENT: MR. AMRHEIN, MR. DELEONE, MR. FERRARA, MS. SHAFFER, MR. VALENTA, MS. WALLACH, AND MR. WILSON

ALSO PRESENT: J. FIALA, MAYOR; D. RULLER, CITY MANAGER; J. SILVER, LAW DIRECTOR; L. COPLEY, CLERK OF COUNCIL; D. SMITH, ECON. DEV. DIRECTOR; AND B. SUSEL, GRANTS ADMINISTRATOR.

ABSENT: MR. TURNER & MR. KUHAR

Dave Ruller, City Manager, explained that **Dan Smith, Economic Development Director**, would present information on a potential tenant for their Summit Street Incubator. He explained that Christian Edwards recently graduated, creating a vacancy. He said they have an application, and Mr. Smith is recommending authorization of a new lease.

Mr. Smith explained that two recent graduates have started permanent companies in Kent. He said right after they leased to Mr. Kutash, Scott Arrington, a barber, came in. He said Mr. Arrington has done some celebrity hair cuts, and he suggested he could bring in LeBron James for a haircut. Mr. Smith said that Mr. Arrington dreamed of opening his own business, has developed the plan and filled out the application. He said they started talking in October, and there was a waiting list. He said Mr. Arrington has a lot of creative ideas, adding this is the kind of person they want to help. He introduced Mr. Arrington at this time.

Scott Arrington: Mr. Arrington explained he is a graduate of Akron-Buchtel, having graduated in 1988. He said he attended the Akron Barber College, and graduated in 1998. He said he started working for one barber shop as the manager, and ran the operations. He said the man who owned it was Mr. James' barber, adding he dealt with Mr. James' entourage. He said he likes what Kent is doing, adding it is on the rise, and he would like to be part of it. He thanked them for the opportunity.

Mr. Smith said Mr. Arrington has done some basketball coaching, adding he is excited to see Mr. Arrington get a chance. He asked for authorization of his lease.

Ms. Shaffer asked if he lives in Kent, and Mr. Arrington said he lives in Akron. Ms. Shaffer asked if he has clients, and he said he has a lot of them. He said some attend the university, adding he graduated with people involved with Black United Students. He said he is a referee for all sports, and has been around for a while. He said he knows the areas, and is familiar with the coaches and the kids.

Ms. Wallach asked if they have a rule or condition that a company must locate in Kent for so many years when they graduate, and Mr. Smith said they can go anywhere they want. He said if they stay in Kent, like Christian Edwards, they receive a \$2500 graduation fee toward their rent. Mr. Arrington said he plans to stay in Kent, as he has a few other ideas. He said he has vendor's license, State ID name registration, and his E.I.N. He said he is raring to go and is excited.

Mr. Valenta asked if they need the emergency clause, and Mr. Smith said he did not think it was necessary. **Jim Silver, Law Director**, suggested it would get Mr. Arrington in thirty days quicker, and Mr. Smith agreed.

There were no further question or audience comments at this time.

MOTION TO APPROVE THE LEASE FOR SCOTT ARRINGTON WITH THE EMERGENCY CLAUSE.

Motion made by Mr. Wilson, seconded by Ms. Shaffer, and carried by a voice vote of 7-0.

Chair Valenta said the next issue on their agenda was the CDBG Program, FY2010. Mr. Ruller noted that the JRS grant had been deferred. He said Mr. Smith is working with K.R.B.A., and may come back at a later time. Mr. Ruller said **Bridget Susel, Grants Administrator**, would present the information on the CDBG Program at this time.

Ms. Susel said the City is currently developing their five-year plan, as required by the program, as well as their annual plan. She said the last five-year plan, from 2005 to 2009, focused on housing and supportive services. She said that while those are important initiatives, they would like to apply their CDBG monies to items with a larger neighborhood reach. She said it is because of their neighborhoods that they receive CDBG funds. Ms. Susel said they are areas with concentrations of incomes at 80% or below the median family income. She said they were trying to figure out how to prioritize their needs if they were going to do housing, supportive services and infrastructure.

Mr. Ferrara asked if it was 80% of the median income for the City, and Ms. Susel said it deals with average households. She said they are in with Akron. She said HUD tells them what the caps are per household. She said there are other factors, but primarily, they focus on high concentration. She said they have eight blocks that meet that criteria. She said that means they have 51% or more of the households are at 80% or less of the median income.

Ms. Susel said she worked with a County model for CDBG programs. She said that though they have limited resources, she would like to see how they can best utilize their funding. She said repairs are wonderful, but people do not see those repairs.

Ms. Susel displayed a slide with the nature of the projects to be funded and how many will be assisted. She said that some of the projects funded previously helped the same people, and she would like to see projects assisting new people. She said they also have some remaining funds, adding they can only have those monies on the books for eighteen months or less. She said if they do not use the money quickly, the need may not be as great.

Ms. Susel said for the 2010 Action Plan, they received ten proposals. She said they expected their allocation to be similar to last year, and also have about \$29,000 in unprogrammed funds. She said with \$431,000 in requests, they had to do some cutting.

Ms. Susel said the first project is the Pine Street Reconstruction for \$116,000. Ms. Susel said the entire project is \$490,000, and this would cover only a section between Cherry Street and Dodge Street. She said that many programs are done for a period of three to six years, and they will see Pine Street on the list for one or two more years.

Ms. Susel said that the Parks and Recreation Department asked for money for the Redmond Bridge renovation. She said there was an audit on the bridge, adding that the pictures were scary. Ms. Susel said the bridge is usable, but went from sixteen tons as a load limit to six tons and can no longer accommodate emergency vehicles. She said they are recommended some money, but added they have old funding on the books, and needs to utilize those funds first.

Ms. Susel said the Community Policing Program provides for additional patrols in areas of the City with subsidized housing, where they have calls for disturbances and criminal activity. She said this program provides community outreach.

Ms. Susel said the CAC Furnace Replacement Program is a great program, and those who benefit are at the lowest end of the income stream. She said she gets calls all of the time from people having difficulties with their furnaces. She said one lady thought it was a scam. Ms. Susel said that CAC does about thirteen furnaces annually. She said this is separate from their Rehab Program, and is an income drive grant, improving the energy efficiency in homes.

Ms. Wallach asked if this program replaces the entire furnace and whether a match is required by the owner, and Ms. Susel said it does, sometimes, require a full replacement. She said there are cases where a furnace just needs cleaned or repaired. She said in some cases, it is a full replacement. Ms. Susel said an evaluation is done, CAC gets a recommendation, it is bid, and replaced. She explained this is a grant, with no match required.

Ms. Susel said she is partial to the PATH program by Family and Community Services. She said there are a lot of people coming out of emergency shelter, with nowhere to go. She said they do not get a lot of money for the homeless, and there are a lot of life challenges for these people. She said this provides housing for twenty-four months, and although they service about ninety-five people annually, this is all they ask for annually.

Ms. Susel said the next program by Family and Community Services, the Homeless Shelter, is needed also. She said they have been turning people away every week for the last three and one-half months. She said they are one of the few to provide this important service, adding these types of activities are public service activities that are capped at 15%.

Ms. Susel said the next project was also by Family & Community Services, who wanted to replace the windows on their building on Gouglar Avenue. She said she wanted to get away from operations and maintenance, and focus on community development. Ms. Susel said she spoke with Mark Frisone, their Executive Director, and he totally understood. She said he agreed there is more need in terms of the neighborhoods.

Ms. Susel said they are recommending funding for K.R.B.A., for their Small Business Development Center and the Business Incubator. She said they provide counseling to help low income people, also providing assistance so the people know how to maintain and manage their money.

Ms. Susel said that Coleman Professional Services requested \$3300 for an electrical upgrade. She said she had a similar discussion with their Executive Director, Nelson Burns, who also said he would like to see ways to expand housing and other needs.

Ms. Susel said they received a proposal from the Community Legal Aid. She said she is quite impressed with this program, adding they served 280 people in Kent last year. Ms. Susel said she receives at least one call a week for people facing foreclosures and similar situations. She said this is a service that is used a lot, and it was never on the City's radar. She said that although she cannot fund them under this program, She suggested they submit money through the Social Services line item.

Ms. Susel said the next two items, Administration and Fair Housing, are required as part of the CDBG program, and must fall under the 20% cap.

Mr. Valenta asked if they needed the emergency clause, and Ms. Susel said they do not, as it is not due until June.

There were no further questions or any audience comments at this time.

MOTION TO AUTHORIZE THE CDBG PROGRAM, FY2010, WITH THE EMERGENCY CLAUSE.

Motion made by Mr. Ferrara, seconded by Mr. Amrhein, and carried by a voice vote of 7-0.

Hearing no further business before this Committee, Chair Valenta adjourned this meeting at 8:15 p.m.

Linda M. Copley, Clerk of Council

ACTION RECOMMENDED:

- 1) **TO AUTHORIZE THE LEASE WITH SCOTT ARRINGTON, FOR THE SUMMIT STREET**

- 2) **INCUBATOR, WITH THE EMERGENCY CLAUSE.
TO AUTHORIZE THE CDBG PROGRAM, FY2010, WITH THE EMERGENCY CLAUSE.**