

March 2, 2012



Land Use Committee

1. Interior Maintenance Standards

Bridget Susel has requested Committee time to re-visit interior maintenance standards with City Council as part of a follow-up discussion to the letter received from Carol Crimi. Kent State University Vice President for Enrollment and Student Affairs, Greg Jarvie, has also expressed the University's desire to see increased regulation of the living conditions provided to students living off campus. (attachments)

Administrative Recommendation

Staff previously recommended Council's authorization to move forward with the adoption of the interior maintenance standards included in the International Property Maintenance Code, and I would again recommend Council's consideration to adopt the section of the Code that would address interior building safety.

Council Action

Adopt the interior property maintenance standards included in the International Property Maintenance Code.

Community Development Committee

2. Extension of the Job Creation Tax Credit into the Kent-Franklin JEDD

Dan Smith has been working to promote job growth in the Kent-Franklin JEDD and the members of the JEDD Board have asked if the City would be willing to extend the Job Creation Tax Credit (JCTC) outside the City borders and into the Kent-Franklin JEDD. The JCTC is a State regulated program that provides the locality the option to partner with the State to defer a percentage of income taxes for a specified time period as an incentive for a company to expand operations. The City successfully used the JCTC with Mac Trailer. Dan is seeking Council's authorization to extend the same Job Creation Tax Credit benefits into the Kent-Franklin JEDD as a tool to promote more business expansion and employment in the district. (attachment)

Administrative Recommendation

Jim Silver has reviewed the legal authorization to extend the Job Creation Tax Credit into the JEDD, and I recommend Council's approval.

Council Action

Authorize staff to extend the Job Creation Tax Credit into the Kent-Franklin JEDD.



Kent
Franklin
JEDD

Finance Committee

3. Relocation Funds Request For Jimmy John's Restaurant

As part of negotiations for the property acquisition for the new County Courthouse, Dan Smith worked hard to find a way to broker a deal with the owner of Jimmy John's in order to expedite the land sale and City/County land swap. Dan has requested Council's consideration of a request from Jimmy John's owner for \$15,000 to assist in the business relocation 2 blocks west on Main Street. (attachment)



Administration Recommendation

Three years ago, at staff's request, City Council authorized eliminating the uniform City relocation policy (due to cost impacts) with an allowance to consider relocation requests on a case by case basis. I remain concerned with the potential cost implications of restoring a relocation policy in its entirety, but given the unique circumstances of this business relocation, I am willing to support Dan's recommendation but I would limit the funding to \$7,500, with the County having the option to provide the remaining \$7,500.

Council Actions

Authorize relocation funds for Jimmy John's restaurant.

4. 2012 Appropriations Amendments

Dave Coffee has been working with the department heads to adjust the approved 2012 budget to match the revisions required by the department heads to continue projects and services as planned. (attachments)



Administration Recommendation

I recommend Council's authorization of the appropriations amendments.

Council Actions

Approve the appropriations amendments as presented.

5. AT&T Cell Tower Lease Modification Proposal

Bill Lillich has requested Committee time to share his comments to the modifications proposed by AT&T to the lease that they have under contract with the City for the rights to utilize the City's water tower on Summit Street for signal transmission. AT&T is suggesting eliminating the annual payment for the right to use the water tower, opting instead for a lump-sum, pre-payment of \$215,000 that would grant AT&T the rights to use the tower in perpetuity. (attachment)



Administrative Recommendation

The AT&T proposal was unsolicited and after receiving and reviewing it, Bill and I are not in favor of modifying the lease as requested by AT&T.

Council Action

Review the Lease modification request and direct staff accordingly.

6. State Grant Funds For Downtown Transportation Improvements

Jim Bowling has requested Committee time to review the terms of the grant Agreement required for the City to receive \$800,000 in State funds for transportation related improvements associated with the downtown redevelopment projects. (attachment)



Administrative Recommendation

The staff worked hard to secure the additional State funding to ensure the timely completion of the many transportation improvements proposed as part of the downtown redevelopment project, and I would strongly encourage Council to accept the terms of the grant Agreement and authorize staff to execute the Agreement as quickly as possible.

Council Action

Authorize staff to sign the grant Agreement and execute the terms of the \$800,000 grant award.

Special Council Meeting

We have scheduled a Special Council meeting at the end of our Committee meetings to make the appointments necessary to the new Committee on Design and Preservation as described during our presentation on becoming a Certified Local Government (CLG). I have attached a memo from Bridget outlining these appointments. I would encourage Council's support for these appointments as noted.

We are also asking Council to authorize the ODOT \$800,000 grant Agreement that same evening so that we can move forward with securing those funds for our downtown redevelopment project transportation related needs.

Information Items

1. Income Tax Report

Dave Coffee has provided a summary of income tax collections thru the end of January 2012. Overall the City income tax collections for the first month of the year are starting out 5.74% (\$58,896) higher than 2011. Kent State University's collections started the year .8% (\$3,256) down from 2011. (attachment)

2. Board of Zoning Appeals February 20th Meeting

Heather Phile from our Community Development has provided a copy of the staff report for the July Board of Zoning Appeals meeting held on February 20th, 2012. There were two items on the agenda: Storage Space, 950 Cherry Street, apartment square footage variance; and Carter Lumber, 830 West Main Street, setback variances. (attachment)

3. Health Board Meeting Minutes and Department Statistics

Jeff Neistadt has provided copies of the Health Board agenda (for the February 14th meeting) and the statistical report for January 2012. Health Department revenues are down 32% (\$6,091) and permits are down 39% (23 permits) in January 2012 from January 2011. (attachment)

4. AMATS Funding Allocation Approval

Jim Bowling has provided a copy of the notification from AMATS that all of our requested projects (Portage Hike & Bike Trail @ \$700,000, State Route 43 Signal Improvements @ \$2,360,000, N. Depeyster Street resurfacing @ \$124,000, Fairchild Avenue resurfacing @ \$129,600, and Franklin Avenue resurfacing @ \$184,000 -- for a total of \$3,497,600) were approved for funding. (attachment)

5. 2011 Code Compliance Report

Suzanne Robertson has updated the annual Code Compliance Report for 2011 and I have attached a copy for your review. For the fourth consecutive year, rental property citations surpassed owner occupied citations for the total number of citations issued - with overgrown vegetation complaints remaining a significant problem for all property owners. This year rental properties had the most violations for snow removal, whereas commercial had properties the most for the last two years. (attachment)