



WASTE TRANSFER STATION: STATUS UPDATE

WHAT IS THE WASTE TRANSFER STATION (WTS) PROJECT?

The private company WM (Waste Management) owns the existing WTS on Fountain St in Middlebury. They have agreed to build a more modern WTS on E Archwood Ave in East Akron to replace the existing facility, which will be decommissioned after the new facility is operational.

WHERE ARE WE & WHAT'S NEXT?

The lawsuit contesting the conditional use for E Archwood Ave was recently settled. The City is taking procedural steps to set up tax incremental financing (TIF) options for E Archwood property. The City is also engaging community to understand the positive things they'd like to see come out of the waste transfer project. That engagement will help inform development agreement discussions with WM, including about community benefits.

- Conditional Use:** Conditional use granted to WM for a new WTS on E Archwood Ave.
- Lawsuit:** Lawsuit settlement reached.
- TIF procedural steps:** Procedural steps to set up TIF options, such as recent chain of title approval legislation and upcoming Archwood Redevelopment Plan hearing. [started – ongoing]
- Engagement:** City staff has been engaging the community to understand what positive things they'd like to see the waste transfer redevelopment project bring to the community. [started – ongoing]
- Development Agreement + Community Benefits:** No decisions about the development agreement b/w the City + WM have been made. In fact, discussion with WM has not started. However, City staff have been clear with WM that there won't be a long-term exclusivity agreement without community benefits stipulations in the development agreement.

Added Color: TIF Procedural Steps

We want to ensure we have TIF options, and that requires taking procedural steps. No decisions about which TIF have been made, and no decisions about the exact TIF investments have been made.

- The **Archwood Redevelopment Plan** is a requirement for both a .40 TIF and .41 TIF.
- A .40 TIF uses tax increment funds for “public infrastructure improvements” such as roads, water/sewer, sidewalks, public parks, etc. The funds in a .40 are geographically restricted to benefitting the property subject to the TIF and the parcels included in the redevelopment plan. See Section 5709.40 of the Revised Code.
- A .41 TIF uses tax increment funds for public and/or private improvements. There is greater flexibility both in the geographical area the funds can be used and what the funds can be used for. See 5709.41.
- Chain of title legislation was specific to a .41 TIF. It granted us approval to get in the chain of title at E Archwood, a procedural requirement for a .41 TIF.

Added Color: Top Engagement Themes

The top themes emerging from community input thus far include:

- Fountain Street cleanup/reuse solutions
- Oversight + accountability measures
- Operating controls/limitations
- Solutions for litter, tire dumping, etc.
- Youth opportunity investments
- Jobs and economic opportunities

Note: Conditional use and settlement agreement stipulations align with several of these themes.

Recap of Archwood Redevelopment Plan Status

Jan 12 Hearing: Community Questions

- We heard the community's comments about a certain section of the Archwood Redevelopment Plan (Section D on pgs. 7-8).
- Community members were worried that Section D was specific to WM and referencing content for their development agreement specifically.

Changes Made to Address Redevelopment Plan Questions

- We have made edits, as the community suggested, to clarify that Section D refers to any business within the redevelopment area (not WM specifically).
- We have also circled back with the Akron CAN and FACTS groups to let them know that we have revised the Archwood Redevelopment Plan, as suggested, to create more clarity in Section D.

Next Step

- There is a substitute legislative piece for council on Monday to accommodate the clarifying edits we made to the Archwood Redevelopment Plan.