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West Side Real Estate News & Notes

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By Staff Writer

Falls locks in natural gas rate

CUYAHOGA FALLS – Cuyahoga Falls has again chosen IGS Energy as its natural gas supplier beginning with the July billing period through the October billing period.

Due to the fluctuation of prices in the natural gas market, the city has elected to go with a fixed price contract for the short term, according to city officials. A fixed rate of \$5.29 per thousand cubic feet (Mcf) for three months has been locked in for those residents currently enrolled with the city's aggregation program.

Participants will remain in the program unless they elect not to participate. A letter will be mailed out stating the new rate and providing the option to opt out with no cancellation fee. Those coming off other contracts or interested in joining the city's program may opt in by calling IGS at 800-280-4474.

All residents may review the Public Utilities Commission of Ohio's "Apples to Apples" comparison website at www.energychoice.ohio.gov for current offers for Dominion East Ohio customers.

For more information on the city's aggregation program, call the Service Director's office at 330-971-8240.

Auditor to accept appeals of property valuations

MEDINA – Medina County Auditor Mike Kovack has announced his office will accept appeals of calendar year 2015 property values between now and Oct. 3.

These will be informal appeals – no official document must be filled out and no in-person hearing will be held, but residents must provide written evidence of why they believe their property should be valued less.

"Typically we are looking at sales agreements, appraisals for loan purposes and those type of documents," Kovack said. "But you could also submit your own review of similar sales in your neighborhood."

According to Kovack, the informal process is much easier, streamlined and cost-effective than the formal process, which is open to all residents between Jan. 1 and March 31 each year.

"We find most of these appeals are ones we'd be agreeing to during the formal process anyway, so it's a huge time savings to my staff," Kovack said.

Property owners who want to appeal their value can either mail or deliver their package to the auditor's office at 144 N. Broadway St. They also may email it to auditor@medinacountyauditor.org. Residents will be notified by Nov. 14 of the outcome of their appeal.

PAGA hosting reception, tour of historic homes

WEST AKRON – On July 19, Preservation Alliance of Greater Akron (PAGA) will host a reception and historic tour of architecturally and historically significant homes in the Merriman Road/Mayfair Road area, including Paul Litchfield's Anchorage, located at 1010 Merriman Road.

Check-in for the tour will begin at 2 p.m. at a nearby parking area, followed by a short trolley tour of the Merriman Hills area featuring commentary by preservation architect Lauren Burge and architectural historian Petra Knapp.

From 2 to 4 p.m., several homes will be available for viewing, among them the longtime residence of Edwin J. (E. J. or Eddie) Thomas, president and chairman of the Goodyear Tire and Rubber Co., and his wife, Mildred. At 4 p.m., the group will proceed to the Anchorage for tours and a wine and hors d'oeuvres reception hosted by the homeowners, Jack and Sara Jeter.

Tickets for this event are \$50 per person for current PAGA members. The fee for nonmembers and those renewing their membership is \$70. Tickets are available through Eventbrite (go to www.eventbrite.com, enter Preservation Alliance of Greater Akron in the search box and then click on Historic House Tour and Reception). Reservations also may be made by mailing checks payable to PAGA to Preservation House, 2074 W. Market St., Akron, OH 44313.

Preregistration is required by July 14, and space is limited.

Local projects receive state help to save historic buildings

SUMMIT COUNTY – On June 24, the Ohio Development Services Agency awarded \$37.7 million in Ohio Historic Preservation Tax Credits to rehabilitate 35 historic buildings in 13 communities across the state.

The projects are expected to leverage nearly \$250 million in private investments. The State Historic Preservation Office reviewed each project proposal to ensure the rehabilitation work undertaken will protect the integrity of each building.




In the Northeast Region, the following projects received credit:

- Akron Soap Co., 237-243 Furnace St. in Downtown Akron: total project cost, \$2.266 million, total tax credit, \$448,000. Completed in 1893, the Akron Soap Co. factory was constructed to manufacture "Grand and Electric Grip Soap." The building was later used by the Pioneer Cereal Co. and Pockrandt Paint Co., but has sat

vacant for a number of years. Whitespace Creative, an Akron-based marketing and public relations firm, has purchased the site. The company estimates 54 permanent jobs will be located in the building after rehabilitation is complete.

- Falls Stamping and Welding, 1701 S. Front St. in Cuyahoga Falls: total project cost, \$1,328,754, total tax credit, \$241,261. The building was constructed in 1928 and has served various manufacturing and warehouse uses. Now vacant, the industrial structure will be transformed into commercial office space for TRIAD Communications/Next Generation Interactive. The advertising company is now based in Cuyahoga Falls and expects to have up to 15 jobs at the property after rehabilitation.
- Firestone Triangle Building, 1200 Firestone Parkway in Akron: total project cost, \$25,527,223, total tax credit, \$5 million. The Firestone Tire and Rubber Co. hired architects Harpster and Bliss in 1910 to design a modern, efficient factory. Now mostly vacant, the property is being redeveloped in multiple phases. The building, named for the shape of its triangular footprint, is the first phase of redevelopment and will be repurposed from industrial to office space. Summit County will relocate its Departments of Job and Family Services and Environmental Services into the building to act as an anchor for revitalization of the larger complex.

Stephanie Kist contributed to these reports.

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