



Message from the President

Well, it looks like spring has finally arrived in northeast Ohio. It's nice to see the outdoors waking up from winter. All the trees in full bloom, new leaves greening up the area after a dull colorless winter, along with all the spring bulbs in full color. Hopefully, this winter being a mild one has allowed your Cities to catch up on the budget after three record-setting winters in a row. We all certainly needed this break. Now it looks like we'll have to worry about breaking our budgets because of rising energy costs. Too bad finding sources of income aren't as easy as income going out. While service crews keep busy cleaning up our Cities from the winter grime, dirt and beautify them for summer, it's time to get down to the business of looking for economic development opportunities.

This year's forums are going to be geared towards problems that reflect this in our region and across the country. I hope all of you will attend our May forum, it should prove to be an interesting topic.

In keeping with our goals for the year and moving more into the electronic age, NOCCA this year will not be sending out individual directories of our members. The entire directory will be available on our new Web Site at NOCCAssoc.org, which will allow us to keep an accurate and up-to-date directory. When the new directory is posted next month on the Web Site please be sure to check out your information for accuracy.

The Newsletters will be available on the Web Site to keep you informed of upcoming events and issues. I know all of you get volumes of paper work and some items can get lost in the shuffle, so this is our way of not only saving expenses and paper for our programs, but it is the way of the future and is available 24 hours a day, 7 days a week. A hard copy of both the Directory and the Newsletter will be sent to your Clerk of Council where it can be copied if you want a hard copy or can't get access to the Web Site. Please let us know your comments on the Web Site so that we may improve the services we provide your community. I hope to see all of you at our May 18th Forum on Big Box Retail.

Civically yours,
Donald Saunders
President, N.O.C.C.A., Inc.

EFFECTS OF BIG BOX DEVELOPMENT WITHOUT REGIONAL PLANNING:

The dynamic nature of retailing in Northeast Ohio is evidenced by frequent announcements of store closings, new retail construction, and concerns about the impact of both. Although retail development projects are generated by the private sector, public officials are often requested to provide assistance in the form of rezonings, transportation and infrastructure enhancements or financial assistance such as tax abatement.

The changing nature of the retail industry is having profound implications on the land use patterns of Northeast Ohio. Older communities are experiencing under-utilization and vacancies in storefronts along major retail corridors, resulting in loss of local retail

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PLAN TO ATTEND THE SPRING FORUM

THURSDAY,
May 18, 2006

Corporate College
4400 Richmond Road
Warrensville Heights 44128
216-987-2813

**"Effects of Big Box
Retail Development
Without Regional
Planning"**

GUEST SPEAKERS:

DAVID J. KRAMER, Retail Developer
ZACH SCHILLER, Policy Matters Ohio
JACLYN STACI, Ohio Jobs With Justice
PAUL ALSENAS, Cuyahoga County
Planning Director

Registration, Meet & Greet,	
Tour of Facility	6:30 pm
Welcome	7:00 pm
Program (followed by Q & A)	7:15 pm

Members Are Free! There is a \$10 cost for Non-Members and Guests.

Please make your reservations by
Monday, May 15, 2006
to
Kathy Gambatese
Phone: 216-481-1685
Fax: 216-383-6320
Email: KGambatese@aol.com

Failure to cancel a registration 24 hours prior to event will result in billing of members and non-members.

NEW AT NOCCA

Beginning in 2006, paid NOCCA members will receive the newsletter electronically. A printed copy will be mailed to the Council Clerk of all member cities.





...That night council chambers were full and parking places were scarce around city hall. The city's Planning Commission was about to begin deliberations on the application of a "Big Box" retailer's plans to rejuvenate the Crown Plaza shopping strip. In the audience were local small shop owners, residents living around Crown Plaza, and interested citizens.

Since Crown Plaza was within a stone's throw of the border of a neighboring city, some of its local business owners and residents were also present. The "Big Box" retailer would present its plan showing not only the physical appearance enhancements to the strip but its overall worth to the community. Small business owners would express fears of being driven out of business and residents would present their concerns about traffic increases and accident exposure.

SPRING FORUM 2006:

Others will support the advent of the "Big Box" retailer as giving them access to more goods at very competitive prices. Still others will see an opportunity to earn income they would not otherwise have even if only part time jobs are available. Eventually the application will make its way from the Planning Commission and Zoning Board, if such action were needed, to a hearing before the City Council. The Council will be asked for a decision to approve the application and actions of the Planning Commission and Zoning Board regarding it. No matter how the council decides there will be economic impact.



Although the "Crown Plaza" story above is fiction, the story line is real. Adding to its realism, the story

includes an impact on a neighboring city's local businesses and residents. The reach of large "Big Box" stores more often than not goes beyond the city limits of the city in which it is physically located. In the economies of our cities there is a place for "Big Box" retailers and for quaint small shopping areas. Each has its own unique advantages and disadvantages. As council members many of us will be asked to decide where that place is.

On the evening of May 18, 2006 at the NOCCA Spring Forum, the pros and cons of "Big Box" Retailers and their stores will be presented and discussed. Plan to come learn from the presentations and to participate in the discussion.

*Submitted by
Steven D. Bennett
City of University Heights*

EFFECTS OF BIG BOX DEVELOPMENT WITHOUT REGIONAL PLANNING:

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services, decreasing tax revenues and urban blight. At the same time, newer suburban and outlying areas continue to encounter retail development which has often led to substantial traffic congestion, the need for costly infrastructure improvements, and degradation of land, air and water quality. Please join us for this very important informational forum on May 18th!

*Submitted by
Matt Zone
City of Cleveland*



NOCCA NEWS

Volume 3, Issue 2 May 2006

*A newsletter published by the
Northeast Ohio
City Council Association, Inc.*

*P.O. Box 241246
Lyndhurst, OH 44124*

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DON'T FORGET TO VISIT OUR WEBSITE: noccassoc.org