

NEW LEGISLATION

January 25, 2021

| Temp. No. | Introduced | Committee | Description |
|------------------|-------------------|------------------|--|
| B-1 | 1/25/21 | PZ | An ordinance authorizing and approving the Preliminary Subdivision Plat for the Ledges at Pine Ridge on parcel 37-00221 (5008 State Road), and declaring an emergency. |
| B-2 | 1/25/21 | Fin | An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of structures located on 121 May Avenue within the city and removal of demolition debris, and certifying the cost thereof to the County Fiscal Officer for collection in the manner provided by law, and declaring an emergency. |
| B-3 | 1/25/21 | Fin | An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, according to law, for repairs to the pavilion located at 2085 Front Street, and declaring an emergency. |
| B-4 | 1/25/21 | Fin | An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, according to law, for the Water Works Family Aquatic Center roof replacement project, and declaring an emergency. |

| Temp. No. | Introduced | Committee | Description |
|------------------|-------------------|------------------|---|
| B-5 | 1/25/21 | PI | An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the annual resurfacing and/or repair of various streets as described in exhibit 'A' attached hereto, in the City of Cuyahoga Falls and declaring an emergency. |
| B-6 | 1/25/21 | PA | An ordinance authorizing the Director of Public Service to enter into the Summit County Service Department Response Network Mutual Aid Agreement with various political subdivisions within Summit County and declaring an emergency. |
| B-7 | 1/25/21 | CD | An ordinance implementing sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of the Portage Trail Midtown Community Reinvestment Area in the City of Cuyahoga Falls, and declaring an emergency. |

CALENDAR
January 25, 2021

The following legislation will be up for passage at the Council Meeting on January 25, 2021.

| Temp. No. | Introduced | Committee | Description |
|------------------|--------------------------------|------------------|--------------------|
| | No legislation up for passage. | | |

PENDING LEGISLATION

January 25, 2021

| Temp. No. | Introduced | Committee | Description |
|------------------|-------------------|------------------|--|
| A-110* | 12/28/2020 | PZ | An ordinance approving a zoning map amendment for parcels 35-00402 and 35-00517 (4344 and 4356 Wyoga Lake Road) from E1 Employment District to MU3 Sub-Urban Center, and declaring an emergency. |

*Public Hearing scheduled for February 1, 2021

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4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2021

7
8 AN ORDINANCE AUTHORIZING AND APPROVING THE PRELIMINARY
9 SUBDIVISION PLAT FOR THE LEDGES AT PINE RIDGE ON PARCEL 37-00221
10 (5008 STATE ROAD), AND DECLARING AN EMERGENCY.

11
12
13 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning
14 Commission be submitted to Council; and

15
16 WHEREAS, the Planning Commission is required to review and provide a recommendation for all
17 Preliminary Subdivision Plans in the City of Cuyahoga Falls, Ohio; and

18
19 WHEREAS, on January 5, 2021, the Planning Commission approved the Ledges at Pine Ridge Preliminary
20 Subdivision Plat consisting of 49 single-family parcels, public road, public utilities, stormwater facilities and
21 open space on Parcel 37-00221 (5008 State Road) within the City of Cuyahoga Falls, Ohio.

22
23 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit, and
24 State of Ohio:

25
26 Section 1. That the City Council approves the Ledges at Pine Ridge Preliminary Subdivision Plat consisting
27 of 49 single-family parcels, public road, public utilities, stormwater facilities and open space on parcel 37-00221
28 (5008 State Road) within the City of Cuyahoga Falls, Ohio, in accordance with all Cuyahoga Falls General
29 Development Code regulations and as stipulated in the Codified Ordinances of the City of Cuyahoga Falls and
30 as approved by the Planning Commission as per all plans and stipulations contained in Project File PMP-20-
31 00054.

32
33 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions inconsistent
34 herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith
35 and which have not previously been repealed are hereby ratified and confirmed.

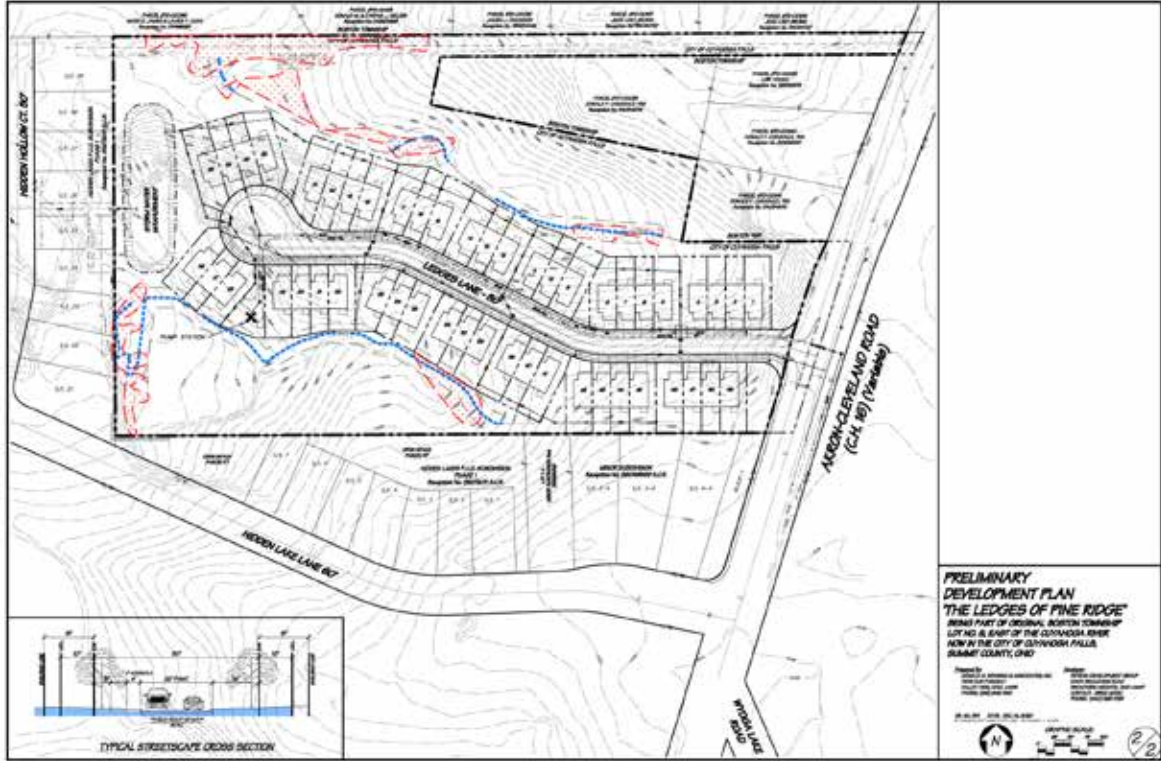
36
37 Section 3. That it is found and determined that all formal actions of this Council concerning and relating to
38 the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this
39 Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in
40 compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified
41 Ordinances.

42
43 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the
44 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the
45 inhabitants thereof, for the reason that it is immediately necessary to permit timely and appropriate
46 development of this property, and provided it receives the affirmative vote of two thirds of the members elected
47 or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the
48 Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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51 Passed: _____
52 _____
53 President of Council

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56 Clerk of Council

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59 Approved: _____
60 _____
61 Mayor



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4 CITY OF CUYAHOGA FALLS, OHIO

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6 ORDINANCE NO. - 2021

7
8 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC
9 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS,
10 ACCORDING TO LAW, FOR THE DEMOLITION OF STRUCTURES
11 LOCATED ON 121 MAY AVENUE WITHIN THE CITY AND
12 REMOVAL OF DEMOLITION DEBRIS, AND CERTIFYING THE
13 COST THEREOF TO THE COUNTY FISCAL OFFICER FOR
14 COLLECTION IN THE MANNER PROVIDED BY LAW, AND
15 DECLARING AN EMERGENCY.

16
17 WHEREAS, the Building Official has declared the building identified in Section 1 below to be
18 a dangerous building wwithin the meaning of Chapter 1343 of the Summit County Codified
19 Ordinances; and

20
21 WHEREAS, the Building Official has provided notice to all owners and interested parties
22 concerned with the building identified in Section 1 below, instructing such owners and interested
23 parties as to the repairs required to make the building safe, ordering the owners to repair or
24 demolish the buildings accordingly, and informing the owners and interested parties of their
25 right of appeal under Section 1343.07 of said Chapter; and

26
27 WHEREAS, no appeals of the Building Official's orders have been received; and

28
29 WHEREAS, no remediation of the conditions found by the Building Official have been
30 attempted or accomplished by any of the owners or interested parties.

31
32 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
33 of Summit and State of Ohio, that:

34
35 Section 1. Council hereby finds and determines that the following described structures are
36 insecure, unsafe, and structurally defective within the meaning of Ohio Revised Code Section
37 715.26, and dangerous buildings within the meaning of Chapter 1343 of the Summit County
38 Codified Ordinances:

- 39
40 1. 121 May Avenue (all structures)

41
42 Section 2. The Director of Public Service is authorized to enter into a contract or contracts,
43 according to law, for the demolition of the dangerous buildings listed in Section 1 above, and
44 removal of debris therefrom.

45
46 Section 3. The Finance Director is authorized to make payment for same from the Capital
47 Projects Fund, Line Item Capital Outlay.

48
49 Section 4. In accordance with the Ohio Revised Code Section 715.261 the Finance Director
50 is hereby directed to certify the costs of demolition and debris removal to the Clerk of Council
51 who shall then certify the same to the Summit County Fiscal Officer for placement thereof on the
52 tax duplicate together with interest and penalties provided by law.

53
54 Section 5. Any other ordinances and resolutions or portions of ordinances and resolutions
55 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of

56 ordinances and resolutions not inconsistent herewith and which have not previously been
57 repealed are hereby ratified and confirmed.

58
59 Section 6. It is found and determined that all formal actions of this Council concerning and
60 relating to the adoption of this ordinance were adopted in an open meeting of this Council and
61 that all deliberations of this Council and of any of its committees that resulted in such formal
62 action were in meetings open to the public, in compliance with all legal requirements including,
63 to the extent applicable, Chapter 107 of the Codified Ordinances.

64
65 Section 7. This ordinance is hereby declared to be an emergency measure necessary for the
66 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
67 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of
68 the members elected or appointed to Council, it shall take effect and be in force immediately
69 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the
70 earliest period allowed by law.

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73 Passed: _____
74 _____
75 President of Council

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78 Clerk of Council

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81 Approved: _____
82 _____
83 Mayor

84 1/25/21
85 \\cf-file01\ldpublic\Council\2021ords\01-25-21\121 May Avenue Demo Ordinance.docx

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5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. - 2021

8
9 AN ORDINANCE AUTHORIZING THE PARKS AND RECREATION
10 BOARD TO ENTER INTO A CONTRACT OR CONTRACTS,
11 ACCORDING TO LAW, FOR REPAIRS TO THE PAVILION
12 LOCATED AT 2085 FRONT STREET, AND DECLARING AN
13 EMERGENCY.

14
15 WHEREAS, the stairs and balcony at the Pavilion located at 2085 Front Street are now reaching
16 their effective life cycle and need to be replaced; and

17
18 WHEREAS, the repairs to the stairs and balcony at the Pavilion will ensure a safe and stable
19 environment around the building for many years in the future.

20
21 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
22 Summit and State of Ohio, that:

23
24 Section 1. The Parks and Recreation Board is hereby authorized to enter into a contract or
25 contracts, according to law, for repairs to the Pavilion located at 2085 Front Street.

26
27 Section 2. The Finance Director is hereby authorized and directed to make payment for same
28 from the Recreation Levy Fund, line item Capital Outlay.

29
30 Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions
31 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of
32 ordinances and resolutions not inconsistent herewith and which have not previously been repealed
33 are hereby ratified and confirmed.

34
35 Section 4. It is found and determined that all formal actions of this Council concerning and
36 relating to the adoption of this ordinance were adopted in an open meeting of this Council and that
37 all deliberations of this Council and of any of its committees that resulted in such formal action
38 were in meetings open to the public, in compliance with all legal requirements including Chapter
39 107 of the Codified Ordinances.

40
41 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
42 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
43 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the
44 members elected or appointed to Council, it shall take effect and be in force immediately upon its
45 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
46 period allowed by law.

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49 Passed: _____
50 _____
51 President of Council

52 _____
53 Clerk of Council

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55 Approved: _____
56 _____
57 Mayor

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5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. - 2021

8
9 AN ORDINANCE AUTHORIZING THE PARKS AND RECREATION
10 BOARD TO ENTER INTO A CONTRACT OR CONTRACTS,
11 ACCORDING TO LAW, FOR THE WATER WORKS FAMILY
12 AQUATIC CENTER ROOF REPLACEMENT PROJECT, AND
13 DECLARING AN EMERGENCY.

14
15 WHEREAS, the roof at Water Works Family Aquatic Center is now reaching its effective life
16 cycle; and

17
18 WHEREAS, the roof replacement work will occur either in the spring of 2021 and will be
19 completed before opening of the 2021 season or after the season ends; and

20
21 WHEREAS, the roof replacement will ensure a safe and stable environment in the building for
22 many years in the future.

23
24 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
25 Summit and State of Ohio, that:

26
27 Section 1. The Parks and Recreation Board is hereby authorized to enter into a contract or
28 contracts, according to law, for the Water Works Family Aquatic Center roof replacement project.

29
30 Section 2. The Finance Director is hereby authorized and directed to make payment for same
31 from the Recreation Levy Fund, line item Capital Outlay.

32
33 Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions
34 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of
35 ordinances and resolutions not inconsistent herewith and which have not previously been repealed
36 are hereby ratified and confirmed.

37
38 Section 4. It is found and determined that all formal actions of this Council concerning and
39 relating to the adoption of this ordinance were adopted in an open meeting of this Council and that
40 all deliberations of this Council and of any of its committees that resulted in such formal action
41 were in meetings open to the public, in compliance with all legal requirements including Chapter
42 107 of the Codified Ordinances.

43
44 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
45 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
46 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the
47 members elected or appointed to Council, it shall take effect and be in force immediately upon its
48 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
49 period allowed by law.

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52 Passed: _____

President of Council

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55 _____
56 Clerk of Council

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58 Approved: _____

Mayor

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61 1/25/21

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4 CITY OF CUYAHOGA FALLS, OHIO

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6 ORDINANCE NO. - 2021

7
8 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
9 PUBLIC SERVICE TO ENTER INTO A CONTRACT OR
10 CONTRACTS, ACCORDING TO LAW, FOR THE ANNUAL
11 RESURFACING AND/OR REPAIR OF VARIOUS STREETS
12 AS DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO, IN
13 THE CITY OF CUYAHOGA FALLS AND DECLARING AN
14 EMERGENCY.

15
16 BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and
17 State of Ohio:

18
19 Section 1. The Director of Public Service is hereby authorized to enter into a contract
20 or contracts, according to law, for the resurfacing and/or repair of various streets as
21 described in Exhibit 'A' attached hereto, in the City of Cuyahoga Falls.

22
23 Section 2. The Director of Finance is hereby authorized and directed to make
24 payment for same from the Capital Projects Fund, line item Capital Outlay.

25
26 Section 3. Any other ordinances or resolutions or portions of ordinances and
27 resolutions inconsistent herewith be and the same are hereby repealed, but any
28 ordinances and resolutions not inconsistent herewith and which have not previously been
29 repealed are hereby ratified and confirmed.

30
31 Section 4. It is found and determined that all formal actions of this Council
32 concerning and relating to the adoption of this ordinance were adopted in an open
33 meeting of this Council, and that all deliberations of this Council and of any of its
34 committees that resulted in such formal action, were in meetings open to the public, in
35 compliance with all legal requirements, to the extent applicable, including Chapter 107
36 of the Codified Ordinances.

37
38 Section 5. This ordinance is hereby declared to be an emergency measure necessary
39 for the preservation of the public peace, health, safety, convenience and welfare of the
40 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the
41 affirmative vote of two thirds of the members elected or appointed to Council, it shall take
42 effect and be in force immediately upon its passage and approval by the Mayor; otherwise
43 it shall take effect and be in force at the earliest period allowed by law.

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46 Passed: _____
47 _____
48 President of Council

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50 _____
51 Clerk of Council

52 Approved: _____
53 _____
54 Mayor

54 1/25/21

**Exhibit A
2021 Street Resurfacing List**

| STREET NAME | FROM | TO |
|------------------------------|--------------------|------------------------------|
| 7TH STREET | PORTAGE TRAIL | 350' N OF BROAD BLVD |
| 7TH STREET | BROAD BLVD | 350' N OF BROAD BLVD |
| 7TH STREET | MONROE AVE | GRAHAM RD |
| 8TH STREET | LINCOLN AVE | ROOSEVELT AVE |
| 13TH STREET | BROAD BLVD | FALLS AVE |
| 13TH STREET | FALLS AVE | END |
| 13TH STREET | PORTAGE TRAIL | JEFFERSON AVE |
| 14TH STREET | SACKETT AVE | BROAD BLVD |
| 18TH STREET | VALLEY RD | NORTH HAVEN BLVD |
| 18TH STREET | PHELPS AVE | VALLEY RD |
| 19 TH STREET | VALLEY RD | PHELPS AVE |
| 25TH STREET | NORTH END | PHELPS AVE |
| AERO AVENUE | CHARLES ST | END |
| BAILEY ROAD | MUNROE FALLS AVE | RR TRACKS |
| BAILEY ROAD | RR TRACKS | HUDSON DR BRIDGE |
| CHARLES STREET | NUTWOOD DR | NOTRE DAME AVE |
| CHARLES STREET | NOTRE DAME AVE | END |
| CLOVER AVENUE | CHARLES ST | END |
| COOPER DRIVE | BAILEY RD | BANCROFT ST |
| CURTIS AVENUE | BAILEY RD | DEMING ST |
| CUY FALLS INDUSTRIAL PARKWAY | STATE RD | END |
| FALLS AVENUE | STATE RD | 18TH ST |
| FRANKLIN AVENUE | CHARLES ST | HUDSON DR |
| FRANKLIN AVENUE | HUDSON DR | BAILEY RD |
| GARDEN AVENUE | CHARLES ST | END |
| GRANT AVENUE | 2ND ST | FRONT ST |
| HENDON CIRCLE | VAN DOREN DR | END |
| KELSEY DRIVE | SEDRO ST | RANIER ST |
| KENDALL CIRCLE | VAN DOREN DR | END |
| KILARNEY STREET | PENDLETON AVE | ALAMEDA AVE |
| KILARNEY STREET | ALAMEDA AVE | KATHRON AVE |
| LEHIGH AVENUE | CHARLES ST | CUL-DE-SAC |
| MAIN STREET | HOWE AVE | NEWBERRY ST |
| MARGUERITE AVENUE | CHARLES ST | HUDSON DR |
| MARGUERITE AVENUE | HUDSON DR | BAILEY RD |
| MAY AVENUE | FRONT ST | 2ND ST |
| OWAISA STREET | OVERBROOK RD | OAK PARK BLVD |
| OVERLOOK DRIVE | SCENIC VALLEY WAY | END |
| ROSE AVENUE | CHARLES ST | END |
| SCENIC VALLEY WAY | HAAS RD | OVERLOOK DR |
| SEATTLE STREET | NORTHMORELAND BLVD | 400' N OF NORTHMORELAND BLVD |
| SEATTLE STREET | NORTHMORELAND BLVD | ONEIDA AVE |
| SEATTLE STREET | SEDRO ST | 400' N OF NORTHMORELAND BLVD |
| SEDRO STREET | NORTHMORELAND BLVD | DEAD END |
| SEDRO STREET | RANIER ST | 400' N OF NORTHMORELAND BLVD |
| SEDRO STREET | NORTHMORELAND BLVD | 400' N OF NORTHMORELAND BLVD |
| VALLEY ROAD | 15TH ST | NORTH HAVEN BLVD |

| CHIP SEAL STREETS | FROM | TO |
|--------------------------|-------------------|-------------------|
| BELLAIRE LANE | QUICK RD | END |
| DILLON DRIVE | SACKETT HILLS DR | CORP LINE |
| EAKINS ROAD | NORTON HEIGHTS DR | STEELS CORNERS RD |
| EARLE ROAD | WYOGA LAKE RD | END |
| HAMPTON HEIGHTS DR | NORTON HEIGHTS DR | STEELS CORNERS RD |
| JACKSON AVENUE | MUNROE FALLS AVE | END |
| MARIAN STREET | HAYES AVE | PIERCE AVE |
| SACKETT HILLS DRIVE | MARIAN LAKE BLVD | AKRON CORP LINE |
| SCHOOL AVENUE | NEWBERRY ST | GERMAINE ST |
| STONE STREET | PORTAGE TRAIL | BROADWAY EAST |
| WILD AVENUE | END | BAILEY RD |

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4 CITY OF CUYAHOGA FALLS, OHIO

5 ORDINANCE NO. - 2021

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8
9 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE
10 TO ENTER INTO THE SUMMIT COUNTY SERVICE DEPARTMENT
11 RESPONSE NETWORK MUTUAL AID AGREEMENT WITH VARIOUS
12 POLITICAL SUBDIVISIONS WITHIN SUMMIT COUNTY AND DECLARING
13 AN EMERGENCY.

14
15 WHEREAS, certain Summit County Service Departments have formed the Summit County Service
16 Department Response Network, to share resources and to assist each other in the form of personnel,
17 equipment, materials and supplies in the event of emergencies that disrupt service department services;
18 and

19
20 WHEREAS, the City of Cuyahoga Falls desires to participate in a program for Mutual Aid and
21 Assistance within Summit County.

22
23 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
24 Summit and State of Ohio:

25
26 Section 1. The Director of Public Service is hereby authorized to enter into the Summit County Service
27 Department Response Network Mutual Aid Agreement with various political subdivisions within Summit
28 County, Ohio.

29
30 Section 2. That any ordinances or resolutions or portions of ordinances and resolutions inconsistent
31 herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent
32 herewith and which have not previously been repealed are hereby ratified and confirmed.

33
34 Section 3. It is found and determined that all formal actions of this Council concerning and relating
35 to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations
36 of this Council and of any of its committees that resulted in such formal action were in meetings open to
37 the public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances.

38
39 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the
40 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and
41 the inhabitants thereof and provided it receives the affirmative vote of two-thirds of the members elected
42 or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by
43 the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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46 Passed: _____

President of Council

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Clerk of Council

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54 Approved: _____

Mayor

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57 1/25/20

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4 CITY OF CUYAHOGA FALLS, OHIO

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6 ORDINANCE NO. - 2021

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8
9 AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH
10 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND
11 DESCRIBING THE BOUNDARIES OF THE PORTAGE TRAIL
12 MIDTOWN COMMUNITY REINVESTMENT AREA IN THE CITY OF
13 CUYAHOGA FALLS, AND DECLARING AN EMERGENCY.
14

15 WHEREAS, the Council of the City of Cuyahoga Falls (“Council”) desires to pursue all
16 reasonable and legitimate incentive measures to assist and encourage development in specific areas
17 of the City of Cuyahoga Falls that have not enjoyed reinvestment from remodeling or new
18 construction; and
19

20 WHEREAS, a survey of housing, attached hereto as Exhibit A and incorporated herein as if
21 fully rewritten, as required by the Ohio Revised Code (O.R.C.) Section 3735.66 has been prepared
22 for the area to be included in the proposed Community Reinvestment Area; and
23

24 WHEREAS, the maintenance of existing and construction of new structures in such area would
25 serve to encourage economic stability, maintain real property values, and generate new employment
26 opportunities; and
27

28 WHEREAS, the remodeling of existing structures or the construction of new structures zoned
29 Residential, Commercial and/or Mixed-Use are consistent with applicable zoning regulations within
30 the designated Community Reinvestment Area and constitutes a public purpose for which real
31 property exemptions may be granted.
32

33 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
34 Summit and State of Ohio:
35

36 Section 1. The area designated as the Portage Trail Midtown Community Reinvestment Area
37 as set forth in the housing survey contained in exhibit A constitutes an area in which housing
38 facilities and structures of historical significance are located, and in which new construction or
39 repair of existing facilities has not been encouraged.
40

41 Section 2. Pursuant to Ohio Revised Code (O.R.C.) Section 3735.66, the Portage Trail
42 Midtown Community Reinvestment Area is hereby established and described in Exhibit B attached
43 hereto and incorporated herein as if fully rewritten. The CRA is approximately depicted on the map
44 on Exhibit C attached hereto and incorporated herein as if fully rewritten. Any Residential,
45 Commercial and/or Mixed-Use properties consistent with the applicable zoning regulations for the
46 designated Community Reinvestment Area may be eligible for the exemptions under this Program.
47

48 Section 3. This proposal is a public/private partnership intended to promote and expand
49 conforming uses in the designated area.
50

51 Section 4. Within the Community Reinvestment Area, the percentage of the tax exemption on
52 the increase in the assessed valuation resulting from improvements to commercial and industrial
53 real property and the term of those exemptions shall be negotiated prior to remodeling and/or new
54 construction as outlined in the chart below.

| | |
|---|---|
| Residential Remodeling (2 units or less; with a minimum investment of \$10,000.00). Eligible remodeling consists of those items that will increase real property taxes. | 75% for a period of 7 years exemption only for improvements |
| Residential Remodeling (more than 2 units; with a minimum investment of \$25,000.00). Eligible remodeling consists of those items that will increase real property taxes. | 75% for a period of 7 years exemption only for improvements |
| Residential New Construction of a single-family unit with a minimum investment of \$125,000.00. | 75% for 7 years exemption for value of new construction only |
| Commercial and Office Remodeling with a minimum investment of \$5,000.00. Eligible remodeling consists of those items that will increase real property taxes. | Up to 12 years as negotiated and approved in a CRA Agreement exemptions only for improvements |
| Commercial and Office New Construction | Up to 15 years as negotiated and approved in a CRA Agreement exemptions for value of new construction only |

55 The results of the negotiation as approved by this City Council will be set in writing in a Community
56 Reinvestment Area Agreement as outlined in Ohio Revised Code (O.R.C.) Section 3735.671 and to be
57 approved by the Ohio Development Services Agency. If remodeling qualifies for an exemption, during
58 the period of the exemption the exempted percentage of the dollar amount of the increase in market
59 value of the structure shall be exempt from real property taxation. If new construction qualifies for an
60 exemption, the exempted percentage of the structure shall be considered to be an improvement on the
61 land on which it is located for the purposes of real property taxation. For commercial remodeling and
62 new construction, the Summit County Enterprise Zone job creation guidelines shall be used in
63 evaluating the terms and percentages. Commercial and/or office exemptions that exceed fifty percent
64 (50%) require the approval and consent of the Cuyahoga Falls School District, unless the legislative
65 authority determines, for each year of the proposed exemption, that at least fifty percent (50%) of the
66 amount of the taxes estimated that would have been charged on the improvements if the exemption
67 had not taken place will be made up by other taxes or payments available to the school district. Upon
68 notice of a project that does not meet this standard, the Board of Education may approve the project
69 even though the new revenues do not equal at least fifty percent (50%) of the projected taxes prior to
70 the exemption.

71
72 Section 5. All commercial and industrial projects are required to comply with the State of
73 Ohio application fee requirements of Ohio Revised Code (O.R.C) Section 3735.672 (C) and the local
74 annual monitoring fee of one percent (1%) of the amount of taxes exempted under the agreement
75 (a minimum of \$500.00 up to a maximum of \$2,500.00 annually).

76
77 Section 6. Residential applications must be filed with the Community Reinvestment Area
78 Housing Officer no later than six (6) months after construction completion. Upon receipt of the
79 Residential application, the Housing Officer shall certify the application and forward the same to
80 the Summit County Fiscal Office for approval.

81
82 Section 7. That in order to administer and implement the provisions of this Ordinance, the
83 Director of Community Development is designated as the Housing Officer as described in Ohio
84 Revised Code (O.R.C.) Sections 3735.65 through 3735.70.

85
86 Section 8. That the Community Reinvestment Area Housing Officer shall submit a report of
87 all Residential Community Reinvestment Area Agreements within the City of Cuyahoga Falls to the
88 established Community Reinvestment Area Housing Council for review and approval on an annual
89 basis. The aforementioned review shall take place at an annual meeting to be held no later than
90 March 31st of each year. The Community Reinvestment Area Housing Officer shall also submit a
91 report of all Commercial Community Reinvestment Area Agreements within the City of Cuyahoga
92 Falls for an annual review to the Tax Incentive Review Council as established by the County of

93 Summit. Members of the Tax Incentive Review Council shall review the aforementioned agreements
94 at an annual meeting to be determined by the County of Summit.

95
96 Section 9. The Community Reinvestment Area Council shall make an annual inspection of
97 the properties within the district for which an exemption has been granted under Ohio Revised
98 Code (O.R.C.) Section 3735.67. The Council shall also hear appeals under Ohio Revised Code
99 (O.R.C.) 3735.70.

100
101 Section 10. City Council reserves the right to re-evaluate the designation of the Portage Trail
102 Midtown Community Reinvestment Area after December 31, 2031, at which time City Council may
103 direct the Housing Officer not to accept any new applications for exemptions as described in Ohio
104 Revised Code (O.R.C.) Section 3735.67.

105
106 Section 11. That the Mayor of Cuyahoga Falls is authorized to petition the Director of the Ohio
107 Development Services Agency to confirm the findings contained within this Ordinance.

108
109 Section 12: That a copy of this Ordinance shall be forwarded to the Summit County Fiscal
110 Officer and shall be published in a newspaper of general circulation in the City once a week for two
111 consecutive weeks immediately following its passage.

112
113 Section 13. That any other ordinances or resolutions or portions of ordinances and resolutions
114 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
115 not inconsistent herewith and which have not previously been repealed are hereby ratified and
116 confirmed.

117
118 Section 14. That City Council finds and determines that all formal actions relative to the
119 passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of
120 this Council and of its committees, if any, which resulted in formal action were taken in meetings
121 open to the public in compliance with the law.

122
123 Section 15. That this Ordinance is hereby declared to be an emergency measure necessary for
124 the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
125 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely
126 and appropriate development of this property, and provided it receives the affirmative vote of two
127 thirds of the members elected or appointed to Council, it shall take effect and be in force
128 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in
129 force at the earliest period allowed by law.

130
131
132
133 Passed: _____
134 _____
135 President of Council

136
137
138 _____
139 Clerk of Council

140
141 Approved: _____
142 _____
143 Mayor

EXHIBIT B

Beginning at the centerline intersection of Portage Trail Ext. (80' R/W) and North Haven Blvd. (Variable R/W); Thence northwest along the centerline of said Portage Trail a distance of approximately 115 feet; Thence northeast a distance of approximately 40 feet to the northeasterly Right of Way line of said Portage Trail and the southwest corner of parcel 0220691 and being the True Place of Beginning; Thence north along the west line of said parcel 0220691 to the northwest corner; Thence east along the north line of said parcel to the northeast corner; Thence southeast along the northeast line of said parcel to the furthest easterly corner; Thence southwest along the easterly line of said parcel to the northeasterly Right of Way line of said Portage Trail; Thence southeast along the northeasterly Right of Way line of said Portage Trail and crossing 13th St. (50' R/W) to a point of intersection with the east Right of Way line extended of said 13th St.; Thence north along the east Right of Way line of said 13th St., being also the west line of parcel 0212575 to the northwest corner of said parcel; Thence east along the north line of said parcel 0212575 and north line of parcel 0207007 to the northeast corner of said parcel 0207007; Thence south along the east line of said parcel to the northwest corner of parcel 0207006; Thence east along the north line of said parcel 0207006 and north line of parcels 0207181 and 0216927 to the northeast corner of said parcel 0216927, being also on the west Right of Way line of 12th St (50' R/W).; Thence south along said west Right of Way line to a point perpendicular to the northwest corner of parcel 0211692; Thence east crossing said 12th St. to the northwest corner of said parcel 0211692; Thence continuing east along said parcels north line to the northeast corner of said parcel; Thence south along the east line of said parcel 0211692 and east line of parcel 0211445 to the northwest corner of parcel 0214784; Thence east along the north line of said parcel 0214784 and north line of parcel 0203607 to the northeast corner of said parcel 0203607, being also on the west Right of Way line of 11th St. Thence south along said Right of Way line to a point perpendicular to the northwest corner of parcel 0218955; Thence east crossing said 11th St. to the northwest corner of said parcel 0218955; Thence continuing east along said parcels north line and north line of parcel 0216882 to the northeast corner of said parcel 0216882, being also on the west Right of Way line of 10th St. (50' R/W); Thence south along said Right of Way to a point perpendicular to the northwest corner of parcel 0209893; Thence east crossing said 10th St. to the northwest corner of said parcel 0209893; Thence east along said parcels north line to the northeast corner; Thence south along the east line of said parcel 0209893 to the northwest corner of parcel 0205800; Thence east along the north line of said parcel and north line of parcel 0205804 to the northeast corner of said parcel; Thence south along the east line of said parcel 0205804 and east line of parcels 0205805, 0205803 and 0205795 to the northwest corner of parcel 0206639; Thence east along said parcels north line and north line of parcels 0206640 and 0206638 to the northeast corner of said parcel 0206638, being also on the west Right of Way line of 9th St. (50' R/W); Thence east crossing said 9th St. to the northwest corner of parcel 0218936; Thence continuing east along the north line of said parcel to the northeast corner; Thence south along the east line of said parcel 0218936 to the northwest corner of parcel 0219992; Thence east along said parcels north line to the northeast corner of said parcel 0219992, being also on the west Right of Way line of 8th St. (50' R/W) Thence south along said Right of Way to a point perpendicular to the northwest corner of parcel 0200421; Thence east crossing said 8th St. to the northwest corner of said parcel 0200421; Thence east

along the north line of said parcel and north line of parcel 0201665 to the northeast corner of said parcel 0201665; Thence south along the east line of said parcel to the northwest corner of parcel 0212992; Thence east along the north line of said parcel to the northeast corner of said parcel 0212992, being also on the west Right of Way of 7th St.; Thence east crossing said 7th St. to the northwest corner of parcel 0211684; Thence continuing east to the northeast corner of said parcel; Thence south along the east line of said parcel 0211684 to the northwest corner of parcel 0214684; Thence east along the north line of said parcel to the northeast corner, being also on the west Right of Way line of 6th St. (50' R/W); Thence south along said Right of Way to its intersection with the northeasterly Right of way of said Portage Trail; Thence southeasterly crossing said Portage Trail to the northeast corner of parcel 0219619, being also the intersection of the southwesterly Right of Way of said Portage Trail with the west Right of Way of said 6th St.; Thence southwesterly along said 6th St. Right of Way to the southeast corner of said parcel 0219619; Thence west along the south line of said parcel to the southwest corner; Thence north along said parcel west line to a corner; Thence northwesterly along the southwesterly line of said parcel 0219619 and parcels 0211957 and 0211956 to the southeast corner of parcel 0219659; Thence west along the south line of said parcel to the southwest corner of said parcel 0219659, being also on the east Right of Way line of said 7th St.; Thence west crossing said 7th St. to the southeast corner of parcel 0210177; Thence west along the south line of said parcel to the southwest corner; Thence north along the west line of said parcel to the northwest corner; Thence east along the north line of said parcel 0210177 to the northeast corner, being also on the west Right of Way line of said 7th St.; Thence north along the west Right of Way of said 7th St. to the southeast corner of parcel 0217796; Thence west along the south line of said parcel to the southwest corner; Thence north along the west line of said parcel 0217796 to the south line of parcel 0211215; Thence west along the south line of said parcel to the southwest corner of said parcel 0211215, being also on the east Right of Way line of Billman PL. (50' R/W); Thence north along said east Right of Way to a point perpendicular to the southeast corner of parcel 0211606; Thence west crossing said Billman PL. to the southeast corner of said parcel 0211606; Thence continuing west along the south line of said parcel to the furthestmost southwest corner; Thence north along the west line of said parcel to a corner; Thence east along the line of said parcel to a corner; Thence northwest along the southwesterly line of said parcel 0211606 and parcels 0211609, 0202403 and 0214152 to the southwest corner of said parcel 0214152, being also on the east Right of Way line of said 8th St.; Thence west crossing said 8th St. to the southeast corner of parcel 0202400, being also the northwest corner of the intersection of said 8th St. and Roth Dr. (50' R/W); Thence westerly along the north Right of Way line of said Roth Dr. and southerly line of said parcel 0202400 and parcels 0211610 and 0208985 to the southwest corner of said parcel 0208985; Thence northeasterly along the westerly line of said parcel 0208985 to the southerly line of parcel 0208953; Thence northwesterly along the southerly line of said parcel 0208953 and parcels 0211444 and 0200340 to the southwest corner of said parcel 0200340, being also on the easterly Right of Way line said Roth Dr.; Thence northwesterly crossing said Roth Dr. to the southeast corner of parcel 0208190; Thence continuing northwesterly along the southerly line of said parcel 0208190 and parcels 0203375, 0203376, 0207775, 0207774 and 0213688 to the southeasterly line of parcel 0219808; Thence southwesterly along the southeasterly line of said parcel 0219808 to its most southerly corner; thence north along said parcel line to a corner, being also the northeast corner of parcel 0208541; Thence west along the north line of said parcel

0208541 to the northwest corner of said parcel, being also on the east Right of Way line of said 10th St.; Thence north along the east Right of Way line of said 10th St. and said Right of Way projected north to a point perpendicular to the southeast corner of parcel 0218937; Thence west crossing 10th St. to said parcel 0218937 southeast corner; Thence west along the south line of said parcel to a corner; Thence northwesterly along the southerly line of said parcel 0218937 to the southwesterly corner, being also on the east Right of Way line of said 11th St.; Thence north along the east Right of Way line of said 11th St. and said Right of Way line projected north to a point perpendicular to the southeast corner of parcel 0204623; Thence west crossing said 11th St. to said parcel 0204623 southeast corner; Thence continuing west along the south line of said parcel to the southwest corner of said parcel 0204623, being also on the east Right of Way line of said 12th St.; Thence north along the east Right of Way of said 12th St. and said Right of Way projected north to a point perpendicular to the southeast corner of parcel 0216881; Thence west crossing said 12th St. to said parcel 0216881 southeast corner; Thence west along the south line of said parcel to a corner of parcel 0206328; Thence west along said parcel 0206328 line to a corner, being also the northwest corner of parcel 0205830; Thence south along the west line of said parcel 0205830 to the most southeast corner of said parcel 0206328 Thence west along the south line of said parcel 0206328 to the southwest corner, being also on the east Right of Way line of said 13th St.; Thence north along the east Right of Way line of said 13th St. to a point perpendicular to the southeast corner of parcel 0211701; Thence west crossing said 13th St. to said parcel 0211701 southeast corner; Thence west along the south line of said parcel to the southwest corner; Thence north along the west line of said parcel 0211701 to the northwest corner, being also on the southerly Right of Way line of said Portage Trail; Thence northwest along said Right of Way southerly line to the northeast corner of parcel 0201068; Thence south along the east line of said parcel to the southeast corner; Thence west along the south line of said parcel 0201068 to the southwest corner, being also on the east Right of Way line of 14th St. (50' R/W); Thence north along the east Right of Way line of said 14th St. to a point perpendicular to the southeast corner of parcel 0202904; Thence west crossing said 14th St. to the southeast corner of said parcel 0202904; Thence continuing west along the south line of said parcel 0202904 and parcel 0205740 to the southwest corner of said parcel 0205740; Thence north along the west line of said parcel 0205740 and parcel 0200178 to the southeast corner of parcel 0202061; Thence west along the south line of said parcel to the southwest corner of said parcel 0202061, being also on the east Right of Way line of 16th St. (50' R/W); Thence north along the east Right of Way line of said 16th St. to its intersection with the southerly Right of Way line of North Haven Blvd. (100' R/W); Thence northwesterly crossing said North Haven Blvd. to the southwest corner of parcel 0218864; Thence west along the south line of parcels 0201717, 0201718, 0201716, 0201715 and 0201719 to the south east corner of said parcel 0201719, being also the intersection of said North Haven Blvd. north Right of Way line and the east Right of Way line of 17th St. (50' R/W); Thence north along the east Right of Way line of said 17th St. to its intersection with the south Right of Way line of Schiller Ave (60' R/W); Thence east along the south Right of Way line of said Schiller Ave. to its intersection with the southwesterly Right of Way line of said Portage Trail; Thence southeasterly along the southwesterly Right of Way line of said Portage Trail to a point perpendicular to the southwest corner of said parcel 0220691; Thence northeast crossing said Portage Trail to the southwest corner of said parcel 0220691 and the True Place of Beginning and containing approximately 24.8 acres.

This description is not based on any actual survey and is not intended to be used for conveyance of title. All distances given are approximate, all calls are of general narrative and errors may be inherent.

PORTAGE TRAIL MIDTOWN CRA

