

## NEW LEGISLATION

September 27, 2021

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-80	9/27/21	PZ	An ordinance accepting the Planning Commission's recommendation for the construction of a 12,593 sq. ft. office and warehouse building with associated parking, landscaping, and stormwater management facilities, for Overhead Door Company located at 4266 Wyoga Lake Road and declaring an emergency.
B-81	9/27/21	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, with Bain Enterprises for the purchase of a trailer-mounted valve maintenance system, and declaring an emergency.
B-81	9/27/21	PA	An ordinance authorizing the Mayor, as Director of Safety, to sell to Source Products, Inc., certain used Fire Department equipment, and declaring an emergency.
B-82	9/27/21	PA	An ordinance authorizing the Director of Finance to enter into a contract or contracts, without competitive bidding, with Wichert Insurance Services, Inc. for the professional services necessary to manage the City's risk management and insurance program and for the purchase of public entity insurance coverages, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-83	9/27/21	CD	A resolution accepting the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council concerning Enterprise Zone and Community Reinvestment Area tax exemption agreements within the City of Cuyahoga Falls, and declaring an emergency.
B-84	9/27/21	CD	An ordinance authorizing the Director of Community Development to amend the Community Reinvestment Area Tax Exemption Agreement with Arkay Properties, LLC dba Triad, to extend the length of tax exemption through tax year 2025, and declaring an emergency.
B-85	9/27/21	CD	An ordinance authorizing the Director of Community Development to terminate the Community Reinvestment Area Tax Exemption Agreement with River Falls Property IV, LLC, and declaring an emergency.
B-86	9/27/21	CD	An ordinance authorizing the Director of Community Development to terminate the Community Reinvestment Area Tax Exemption Agreement with Stingray Ventures, LLC, and declaring an emergency.

**CALENDAR**  
September 27, 2021

The following legislation will be up for passage at the Council Meeting on September 27, 2021.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-65	9/13/21	PZ	An ordinance authorizing and approving the Final Subdivision Plat for Princeton Place on Parcel Nos. 35-00517 and 35-00402, and declaring an emergency.
B-66	9/13/21	PZ	An ordinance accepting the Planning Commission recommendation for the construction of a 3-story building that will include 10 townhome units that are between 1,400-1,500 sq. ft. in area on Parcel No. 02-19799 (adjacent to 1239 Bailey Road) and declaring an emergency.
B-67	9/13/21	Fin	An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts for the purchase of one HVAC unit and a Niagara Building Automation System upgrade to be installed at the Natatorium, and declaring an emergency.
B-68	9/13/21	Fin	An ordinance authorizing the Director of Finance to enter into a contract extension, according to law, with James G. Zupka CPA, Inc. for professional auditing services, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-69	9/13/21	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts, without competitive bidding, with Verizon Wireless for mobile phone services and data plans, and declaring an emergency.
B-70	9/13/21	Fin	A resolution accepting the amounts and rates of taxation as certified by the Summit County Budget Commission, authorizing the necessary tax levies, certifying such authorization to the County Fiscal Officer, and declaring an emergency.
B-71	9/13/21	Fin	An ordinance authorizing the Director of Finance to enter into a contract or contracts, without competitive bidding, with Harris Computer Systems for Innoprise hosting and maintenance services, and declaring an emergency.
B-72	9/13/21	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of a structure located at 2831 Bailey Road, 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>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-73	9/13/21	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, with Bell Equipment for the purchase of a leaf vacuum truck for use in the Street Department, and declaring an emergency.
B-74	9/13/21	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts for the lease of a street sweeper for use in the Street Department, and declaring an emergency.
B-75	9/13/21	PI	A resolution authorizing the Mayor to apply for and accept financial assistance in the form of a grant or loan from the Ohio Public Works Commission for the improvement of West Portage Trail Extension, from State Road to Northampton Road, and declaring an emergency.
B-76	9/13/21	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the construction of overhead and underground power lines on Feeder 801, Feeder 802, and Feeder 304 to prepare for 12.5kv conversion, and declaring an emergency.
B-77	9/13/21	PA	An ordinance amending Section 145.01(b) of the Codified Ordinances, relating to the members of the Traffic Committee, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-78	9/13/21	PA	An ordinance authorizing the Mayor, as Director of Safety, to sell to Akron Children's Hospital Police Department a used 2016 Ford Utility Interceptor SUV, and declaring an emergency.
B-79	9/13/21	CD	An ordinance authorizing the Director of Law to file a release with the Summit County Fiscal Office to remove a deed restriction on Parcel No. 02-18936, and declaring an emergency.

## PENDING LEGISLATION

September 27, 2021

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-65	9/13/21	PZ	An ordinance authorizing and approving the Final Subdivision Plat for Princeton Place on Parcel Nos. 35-00517 and 35-00402, and declaring an emergency.
B-66	9/13/21	PZ	An ordinance accepting the Planning Commission recommendation for the construction of a 3-story building that will include 10 townhome units that are between 1,400-1,500 sq. ft. in area on Parcel No. 02-19799 (adjacent to 1239 Bailey Road) and declaring an emergency.
B-67	9/13/21	Fin	An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts for the purchase of one HVAC unit and a Niagara Building Automation System upgrade to be installed at the Natatorium, and declaring an emergency.
B-68	9/13/21	Fin	An ordinance authorizing the Director of Finance to enter into a contract extension, according to law, with James G. Zupka CPA, Inc. for professional auditing services, and declaring an emergency.
B-69	9/13/21	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts, without competitive bidding, with Verizon Wireless for mobile phone services and data plans, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-70	9/13/21	Fin	A resolution accepting the amounts and rates of taxation as certified by the Summit County Budget Commission, authorizing the necessary tax levies, certifying such authorization to the County Fiscal Officer, and declaring an emergency.
B-71	9/13/21	Fin	An ordinance authorizing the Director of Finance to enter into a contract or contracts, without competitive bidding, with Harris Computer Systems for Innoprise hosting and maintenance services, and declaring an emergency.
B-72	9/13/21	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of a structure located at 2831 Bailey Road, 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-73	9/13/21	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, with Bell Equipment for the purchase of a leaf vacuum truck for use in the Street Department, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-74	9/13/21	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts for the lease of a street sweeper for use in the Street Department, and declaring an emergency.
B-75	9/13/21	PI	A resolution authorizing the Mayor to apply for and accept financial assistance in the form of a grant or loan from the Ohio Public Works Commission for the improvement of West Portage Trail Extension, from State Road to Northampton Road, and declaring an emergency.
B-76	9/13/21	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the construction of overhead and underground power lines on Feeder 801, Feeder 802, and Feeder 304 to prepare for 12.5kv conversion, and declaring an emergency.
B-77	9/13/21	PA	An ordinance amending Section 145.01(b) of the Codified Ordinances, relating to the members of the Traffic Committee, and declaring an emergency.
B-78	9/13/21	PA	An ordinance authorizing the Mayor, as Director of Safety, to sell to Akron Children's Hospital Police Department a used 2016 Ford Utility Interceptor SUV, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
B-79	9/13/21	CD	An ordinance authorizing the Director of Law to file a release with the Summit County Fiscal Office to remove a deed restriction on Parcel No. 02-18936, and declaring an emergency.

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5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. - 2021

8  
9 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S  
10 RECOMMENDATION FOR THE CONSTRUCTION OF A 12,593 SQ. FT. OFFICE  
11 AND WAREHOUSE BUILDING WITH ASSOCIATED PARKING, LANDSCAPING,  
12 AND STORMWATER MANAGEMENT FACILITIES, FOR OVERHEAD DOOR  
13 COMPANY LOCATED AT 4266 WYOGA LAKE ROAD AND DECLARING AN  
14 EMERGENCY.

15  
16 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning  
17 Commission be submitted to Council; and

18  
19 WHEREAS, on September 21, 2021, the Planning Commission recommended approval of the major site plan  
20 for Overhead Door Company to both demolish a nonconforming single-family residence on an E-1 Employment  
21 District lot at 4266 Wyoga Lake Road and to develop an office with warehouse and associated facilities; and

22  
23 WHEREAS, such approval is given subject to all Planning Commission findings and provisions contained in  
24 Project File MSP-21-00037; and

25  
26 WHEREAS, such approval is necessary to determine that the site plan is satisfactory, serves the public  
27 interest, and is acceptable for recording.

28  
29 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit, and  
30 State of Ohio:

31  
32 Section 1. That the City Council approves the major site plan for both the demolition of a nonconforming  
33 single-family residence on an E-1 Employment District lot at 4266 Wyoga Lake Road and for the construction of  
34 a 12,593 sq. ft. office and warehouse building with associated parking, landscaping, and stormwater management  
35 facilities for Overhead Door Company. The approved site plan is depicted in the ordinance attachment and as  
36 fully described in Project File MSP-21-00037.

37  
38 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions inconsistent  
39 herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and  
40 which have not previously been repealed are hereby ratified and confirmed.

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

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

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57 Passed: \_\_\_\_\_  
58 \_\_\_\_\_  
59 President of Council

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61 \_\_\_\_\_  
62 Clerk of Council

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64  
65 Approved: \_\_\_\_\_  
66 \_\_\_\_\_  
67 Mayor



2  
3 CITY OF CUYAHOGA FALLS, OHIO

4  
5 ORDINANCE NO. - 2021

6  
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC  
8 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS  
9 WITH BAIN ENTERPRISES FOR THE PURCHASE OF A  
10 TRAILER-MOUNTED VALVE MAINTENANCE SYSTEM, AND  
11 DECLARING AN EMERGENCY.

12  
13 WHEREAS, Bain Enterprises is the only local supplier of Wachs Equipment which is  
14 compatible with existing equipment.

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

18  
19 Section 1. The Director Public Service is hereby authorized to enter into a contract or  
20 contracts with Bain Enterprises for the purchase of a trailer-mounted valve maintenance  
21 system for use by the Water, Sewer, and Storm Water Departments.

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

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

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

36  
37 Section 5. This ordinance is hereby declared to be an emergency measure necessary for  
38 the preservation of the public peace, health, safety, convenience and welfare of the City of  
39 Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of  
40 two-thirds of the members elected or appointed to Council, it shall take effect and be in force  
41 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be  
42 in force at the earliest period allowed by law.

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44  
45 Passed: \_\_\_\_\_  
46 \_\_\_\_\_  
47 President of Council

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49 \_\_\_\_\_  
50 Clerk of Council

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53 Approved \_\_\_\_\_  
54 \_\_\_\_\_  
55 Mayor

3  
4 CITY OF CUYAHOGA FALLS, OHIO

5  
6 ORDINANCE NO. - 2021

7  
8 AN ORDINANCE AUTHORIZING THE MAYOR, AS DIRECTOR OF  
9 SAFETY, TO SELL TO SOURCE PRODUCTS, INC., CERTAIN USED  
10 FIRE DEPARTMENT EQUIPMENT, AND DECLARING AN  
11 EMERGENCY.  
12

13 WHEREAS, Source Products, Inc. is interested in purchasing used equipment that is no longer  
14 needed for use by the Cuyahoga Falls Fire Department.  
15

16 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of  
17 Summit and State of Ohio, that:  
18

19 Section 1. The Mayor, as Director of Safety, is authorized to sell obsolete Fire Department  
20 equipment for the exchange of a \$3,000.00 account credit to Source Products, Inc., to be used towards  
21 the purchase of medical supplies or medical equipment, by the Cuyahoga Falls Fire Department and  
22 described as follows:  
23

- 24 (1) 2010 Stryker Power Pro Stretcher Model # 6085
- 25 (2) 2012 Stryker Power Pro Stretcher Model # 6085
- 26 (3) 2013 Stryker Power Pro Stretcher Model # 6085  
27

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

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

39 Section 4. 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  
41 and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of the members  
42 elected or appointed to Council, it shall take effect and be in force immediately upon its passage and  
43 approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by  
44 law.  
45

46  
47 Passed: \_\_\_\_\_

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President of Council

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Clerk of Council

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55 Approved: \_\_\_\_\_

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Mayor

56  
57 9/27/2021

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3 CITY OF CUYAHOGA FALLS, OHIO

4  
5 ORDINANCE NO. - 2021

6  
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF FINANCE TO  
8 ENTER INTO A CONTRACT OR CONTRACTS, WITHOUT  
9 COMPETITIVE BIDDING, WITH WICHERT INSURANCE SERVICES,  
10 INC. FOR THE PROFESSIONAL SERVICES NECESSARY TO MANAGE  
11 THE CITY'S RISK MANAGEMENT AND INSURANCE PROGRAM AND  
12 FOR THE PURCHASE OF PUBLIC ENTITY INSURANCE COVERAGES,  
13 AND DECLARING AN EMERGENCY.

14  
15 BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and State of  
16 Ohio, that:

17  
18 Section 1. The Director of Finance is hereby authorized to enter into a contract or contracts,  
19 without competitive bidding, with Wichert Insurance Services, Inc., for the professional services  
20 necessary to manage the City's risk management and insurance program, including purchase of  
21 comprehensive public entity insurance coverages, for a period of one year.

22  
23 Section 2. The Director of Finance is hereby authorized and directed to make payment for same  
24 from funds properly appropriated to the various departments of the City for these purposes, according  
25 to an apportionment of costs as between the departments.

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

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

36  
37 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the  
38 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls  
39 and the inhabitants thereof, for the reason that it is immediately necessary to purchase public entity  
40 insurance coverages, and provided it receives the affirmative vote of two thirds of the members elected  
41 or appointed to Council, it shall take effect and be in force immediately upon its passage and approval  
42 by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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44  
45 Passed: \_\_\_\_\_

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President of Council

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50 \_\_\_\_\_  
Clerk of Council

51  
52  
53 Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

54  
55  
56 9/27/21

2  
3  
4 CITY OF CUYAHOGA FALLS, OHIO

5  
6 RESOLUTION NO. - 2021

7  
8 A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE  
9 TAX INCENTIVE REVIEW COUNCIL AND THE COMMUNITY  
10 REINVESTMENT AREA HOUSING COUNCIL CONCERNING  
11 ENTERPRISE ZONE AND COMMUNITY REINVESTMENT AREA TAX  
12 EXEMPTION AGREEMENTS WITHIN THE CITY OF CUYAHOGA  
13 FALLS, AND DECLARING AN EMERGENCY.

14  
15 WHEREAS, the City of Cuyahoga Falls has designated certain areas within the city as  
16 Enterprise Zones pursuant to Ohio Revised Code (“R.C.”) §5709.61-69, and as Community  
17 Reinvestment Areas, pursuant to R.C. §3735.65 *et seq.*; and

18  
19 WHEREAS, pursuant to these statutes, the City of Cuyahoga Falls has entered into  
20 Enterprise Zone and Community Reinvestment Area tax exemption agreements (the “tax  
21 exemption agreements”) with various property owners in the mentioned areas for the abatement  
22 of portions of the property owners’ real property taxes as incentives for the businesses and  
23 homeowners to invest in the community; and

24  
25 WHEREAS, the City has established a Tax Incentive Review Council pursuant to R.C.  
26 §5709.85, and a Community Reinvestment Area Housing Council pursuant to Ord. No. 95-2004,  
27 for the purpose of annually assessing whether each owner of property exempted from taxation  
28 pursuant to a tax exemption agreement has complied with the agreement; and

29  
30 WHEREAS, the Tax Incentive Review Council is required to annually submit written  
31 recommendations to this Council concerning whether each tax exemption agreement subject to  
32 its review should be continued, amended or terminated; and

33  
34 WHEREAS, this Council has received the recommendations of the Tax Incentive Review  
35 Council and the Community Reinvestment Area Housing Council relative to tax exemption  
36 agreements in effect in tax year 2020; and

37  
38 WHEREAS, R.C. §5709.85 requires the legislative authority of a local government granting  
39 Enterprise Zone or Community Reinvestment Area tax exemptions to continue, amend or  
40 terminate all or any portion of the recommendations of its Tax Incentive Review Council.

41  
42 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga Falls, County  
43 of Summit, and State of Ohio, that:

44  
45 Section 1. This Council hereby accepts the recommendations of the Tax Incentive Review  
46 Council and the Community Reinvestment Area Housing Council for tax exemption agreements  
47 in effect during the 2020 tax year, as follows:

<b><u>Tax Exemption Agreement with:</u></b>	<b><u>Recommendation</u></b>
2821 Front Street - Missing Mountain Brewery	Continue/Cuy. Falls
Albrecht Inc. - Acme #10	Continue/Cuy. Falls
Arkay Properties LLC - Triad	Continue/Cuy. Falls
Falls River LLC – Riverwalk	Continue/Cuy. Falls
Village at Watermark LLC	Continue/Cuy. Falls
Portage Community Bank	Continue/Cuy. Falls

	<b><u>Tax Exemption Agreement with:</u></b>	<b><u>Recommendation</u></b>
56	Parfait Properties, LLC	PENDING/Cuy. Falls
57	Harbor Castings, Inc.	PENDING/Cuy. Falls
58	River Falls Property IV, LLC -Ohio Brewing	Terminate/Cuy. Falls
59	TRM Manufacturing - Stingray Ventures	Terminate/Cuy. Falls
60	Alro Steel Corporation	Continue/Hudson
61	Sunspport Properties, LLC (Buckeye Sports Center, Inc.)	Continue/Hudson
62	Kyocera/SGS Precision Tools- Enterprise Zone (2014)	Continue/Woodridge
63	Kyocera/SGS Precision Tools- Enterprise Zone (2020)	Terminate/Woodridge
64	Williams Land Corp- Enterprise Zone	Continue/Woodridge
65	Cascade Auto Group	Continue/Woodridge
66	Decker Fasteners	Continue/Woodridge
67	French Mill Run	Continue/Woodridge
68	GoJo Industries, Inc.	Continue/Woodridge
69	McHale Group, LTD and Eagle Elastomer, Inc.	Continue/Woodridge
70	Menard, Inc.	Continue/Woodridge
71	State 8 Motorcycles	Continue/Woodridge
72	Technicote, Inc. & CFO Realty	Continue/Woodridge
73	Sustainability Funding of Alliance Ohio LLC.-1846 Front – Unit 3	Continue
74	Terry, Lisa & Ritenauer, Scott- 1846 Front – Unit 4	Continue
75	McCullough, Timothy-1846 Front – Unit 5	Continue
76	Charboneau, Denise- 1846 Front – Unit 6	Continue
77	Johnson-Hardwick, Patricia- 1846 Front – Unit 7	Continue
78	Soldes, Oliver & Katherine- 1846 Front – Unit 8	Continue
79	Somers, Jenette- 1846 Front – Unit 9	Continue
80	Salaheddine, Robby- 1846 Front – Unit 10	Continue
81	Wilkins, Raymond & Janet- 1846 Front – Unit 11	Continue
82	Bolf, James Trustee- 1846 Front – Unit 12	Continue
83	Hands, David L, Trustee- 1846 Front – Unit 13	Continue
84	Hogston, Michael & Holly- 1846 Front – Unit 14	Continue
85	Miles, Amanda- 647 School Avenue	Continue
86	Purgert, Brian & Lauren- 4582 Lakeside Oval	Continue
87	Lindsay, LaToya & Andrew- 4590 Lakeside Oval	Continue
88	Garcia-Martinez, Ariel & Andrade, Katherine- 4591 Lakeside Oval	Continue
89	Abood, Daniel & Vrable, Karla- 4594 Lakeside Oval	Continue
90	Tan, KwekTze & Lee, Pei Ling- 4595 Lakeside Oval	Continue
91	Borra, Harish & Kelly- 4598 Lakeside Oval	Continue
92	Debattista, Lisa & Kavaaiecz, Michael- 4599 Lakeside Oval	Continue
93	Kurane, Abhijit & Priyanka- 4603 Lakeside Oval	Continue
94	Liu, Pei Yang & Koo, Oliver- 4607 Lakeside Oval	Continue
95	Henry, Christopher- 4611 Lakeside Oval	Continue
96	Simpson, Juanita & Nathaniel- 4614 Lakeside Oval	Continue
97	Lema, Dora & Aquino, Francisco- 4615 Lakeside Oval	Continue
98	Miletti, Joshua- 4618 Lakeside Oval	Continue
99	Ziats, Christopher & Nicole- 4619 Lakeside Oval	Continue
100	McCarty, Justin & Tracy- 4622 Lakeside Oval	Continue
101	Schelder, Jason & Jiaianella, Sara- 4623 Lakeside Oval	Continue
102	Goodyk, Daniel & Sara- 4626 Lakeside Oval	Continue
103	Dolan, Trista, Trustee- 4627 Lakeside Oval	Continue
104	Sonntag, Andrea & David- 4631 Lakeside Oval	Continue
105	Gable, Justin & Chelsea- 4632 Lakeside Oval	Continue
106	Sheeler, Erika- 4635 Lakeside Oval	Continue
107	Gill, Varinder Singh & Gill, Jaswinder Kaur- 4591 Pebble Creek Ct.	Continue
108	Aldridge, Ricky & Erin- 4594 Pebble Creek	PENDING
109	Singh, Kaaranijit & Badesha, Ravinder Kaur- 4595 Pebble Creek Ct.	Continue

	<b><u>Tax Exemption Agreement with:</u></b>	<b><u>Recommendation</u></b>
111	Dodd, Andrew & Michelle- 4598 Pebble Creek Ct.	Continue
112	Abdul, Bahezzad & Mansoor, Saniya- 4599 Pebble Creek Ct.	Continue
113	Singh, Tajinder & Kaur, Ravinder- 4602 Pebble Creek Ct.	Continue
114	Peters, Laura- 4603 Pebble Creek Ct.	PENDING
115	Bowers, Carmen & Travis- 4606 Pebble Creek Ct.	PENDING
116	Ciepiel, Arianna & Gency, Brandon- 4607 Pebble Creek Ct.	Continue
117	Jean, Carly & Jesse- 4610 Pebble Creek Ct.	Continue
118	Regan, Mitchell & Tiffany- 4611 Pebble Creek Ct.	Continue
119	Albaraa, Althami- 4614 Pebble Creek Ct.	PENDING
120	Sabic, Kemal & Elma- 4615 Pebble Creek Ct.	Continue
121	Psaras, Peter & Bair, Cassandra- 4618 Pebble Creek Ct.	PENDING
122	Beaulieu, Tessa & Edmund- 4619 Pebble Creek Ct.	Continue
123	Stein, Chad & Manes, Jennifer- 4622 Pebble Creek Ct.	Continue
124	Linn, William & Margaret- 4623 Pebble Creek Ct.	Continue
125	Rosson, Sara- 4626 Pebble Creek Ct.	Continue
126	Nguyen, Vinh & Nhung Cam- 4627 Pebble Creek Ct.	Continue
127	Fenstermaker, David & Ronnica- 4630 Pebble Creek Ct.	Continue
128	Rzeszortarski, Michael & Angela- 4631 Pebble Creek Ct.	Continue
129	Lin, Chai & Ou, Shuyun- 4635 Pebble Creek Ct.	Continue
130	Arm, Brian & Claudine- 4639 Pebble Creek Ct.	Continue
131	Bektic, Zemira & Enver- 4642 Pebble Creek Ct.	Continue
132	Kim, Hyanghwa & Cho, Nam Woog- 4643 Pebble Creek Ct.	Continue
133	Donathan, Shawn & Elizabeth- 4647 Pebble Creek Ct.	Continue
134	Jeong, Hyojin & Yoo, Ji Eun- 4581 Preserve Circle	Continue
135	Eberly, Jared & Harp, Jessica - 4582 Preserve Circle	Continue
136	Osman, Moussa & Alhoussein, Ibtisam- 4590 Preserve Circle	Continue
137	Bhagat, Mayur & Priti- 4591 Preserve Circle	Continue
138	Weinberg, Matthew & Jamie- 4594 Preserve Circle	Continue
139	Perales, Belinda- 4595 Preserve Circle	Continue
140	Fabry, Derek & Michelle- 4598 Preserve Circle	Continue
141	Henderson, Clarence & Shakita- 4599 Preserve Circle	Continue
142	Benjamin, Brett & Houk, Courtney- 4602 Preserve Circle	Continue
143	Geaney, Jacob & Danielle- 4606 Preserve Circle	Continue
144	Herrera, Cesar & Hernandez, Laura- 4607 Preserve Circle	Continue
145	Marinchek, Karla & Scott- 4610 Preserve Circle	PENDING
146	Brooks, Dustin & Heather- 4611 Preserve Circle	Continue
147	Fominyam, Nicholas & Mafon- 10 Salt Creek Run	Continue
148	Whitten, Jason & Green, Amanda- 11 Salt Creek Run	Continue
149	Spalding, Stephen- 20 Salt Creek Run	Continue
150	Dickerson, Matthew & Layman, Autumn- 21 Salt Creek Run	Continue
151	Karic, Michael & Shelby- 30 Salt Creek Run	Continue
152	Chung, Samuel & Joseph- 31 Salt Creek Run	Continue
153	Mahmood, Tariq, Rashid, Afshan & Co-Op First, LLC- 40 Salt Creek	Continue
154	Yaragoria, Srimanth & Ragir, Swapna- 50 Salt Creek Run	Continue
155	Hyde, Michael & Jane- 60 Salt Creek Run	Continue
156	Sheth, Vivekkumar & Prikh, Mruga- 61 Salt Creek Run	Continue
157	Dibo, Antoun & Lauren- 70 Salt Creek Run	Continue
158	Pancake, Robert- 71 Salt Creek Run	Continue
159	Lin, Timothy & Heidi- 80 Salt Creek Run	Continue
160	Huang, Hanquin & Shu, Lin- 81 Salt Creek Run	Continue
161	Spinant, Victor & Ana- 90 Salt Creek Run	Continue
162	Kuzmik, James & Tonya- 91 Salt Creek Run	Continue
163	Geun, Chang & Choi, Eunjin- 100 Salt Creek Run	Continue
164	Ghosai, Durga & Banerjee, Poojarini- 110 Salt Creek Run	Continue
165		

	<b><u>Tax Exemption Agreement with:</u></b>	<b><u>Recommendation</u></b>
166		
167	Destephano, Charles & Jamie- 120 Salt Creek Run	Continue
168	Turner, Tiffany & Mohr, Chase- 131 Salt Creek Run	Continue
169	Workman, Jerrody & Dayna- 140 Salt Creek Run	Continue
170	Robson, Brian & Krystel- 141 Salt Creek Run	Continue
171	Wheaton, Adam & Brittany- 150 Salt Creek Run	Continue
172	Wagner, David & Melanie- 151 Salt Creek Run	Continue
173	Langos, Steven & Rebeca- 160 Salt Creek Run	Continue
174	Picone, Justin & Haas, Andrea- 161 Salt Creek Run	Continue
175	Cave, John & Danielle- 170 Salt Creek Run	Continue
176	Covas, Michael & Stephanie- 171 Salt Creek Run	Continue
177	Luczywo, Jacquelyn & Todd- 180 Salt Creek Run	Continue
178	Orszag, Luke & Lauren- 181 Salt Creek Run	Continue
179	Barry, Mark & Hope- 190 Salt Creek Run	Continue
180	Brackley, MariLou- 200 Salt Creek Run	Continue
181	Gotschall, Stephanie & Downing, Courtney- 210 Salt Creek Run	Continue
182	Brown, Gregory & Shellie- 211 Salt Creek Run	Continue
183	Wang, Junpeng & Huang, Jie- 220 Salt Creek Run	PENDING
184	Sienghchum, Tritti & Natechanok, Thaminemdee- 221 Salt Creek	Continue
185	Husain, Iftekhar & Zafiruddin, Farhatulain- 230 Salt Creek Run	Continue
186	Weatherbee, Jacob & Amanda- 231 Salt Creek Run	Continue
187	Hamad, Mohammad & Awad, Ammal- 4575 South Creek Road	Continue
188	Ficquette, Arnold & Kristina- 4590 State Road	Continue
189	Oloyede, Emmanuel- 4596 State Road	Continue

191 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions  
192 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent  
193 herewith and which have not previously been repealed are hereby ratified and confirmed.  
194

195 Section 3. It is found and determined that all formal actions of this Council concerning and  
196 relating to the acceptance of this resolution were adopted in an open meeting of this Council,  
197 and that all deliberations of this Council and of any of its committees that resulted in such formal  
198 action, were in meetings open to the public, in compliance with all legal requirements, to the  
199 extent applicable, including Chapter 107 of the Codified Ordinances.  
200

201 Section 4. This resolution is hereby declared to be an emergency measure necessary for the  
202 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga  
203 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of  
204 the members elected or appointed to Council, it shall take effect and be in force immediately  
205 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the  
206 earliest period allowed by law.  
207

208 Passed: \_\_\_\_\_  
209 \_\_\_\_\_  
210 President of Council

211  
212 \_\_\_\_\_  
213 Clerk of Council  
214

215  
216 Approved: \_\_\_\_\_  
217 \_\_\_\_\_  
218 Mayor

2  
3 CITY OF CUYAHOGA FALLS, OHIO  
4 ORDINANCE NO. - 2021  
5

6 AN ORDINANCE AUTHORIZING THE DIRECTOR OF  
7 COMMUNITY DEVELOPMENT TO AMEND THE  
8 COMMUNITY REINVESTMENT AREA TAX EXEMPTION  
9 AGREEMENT WITH ARKAY PROPERTIES, LLC, DBA TRIAD.,  
10 TO EXTEND THE LENGTH OF TAX EXEMPTION THROUGH  
11 TAX YEAR 2025, AND DECLARING AN EMERGENCY.  
12

13 WHEREAS, pursuant to Ordinance No. 95-2004, passed on June 28, 2004, this  
14 Council established and designated the boundaries of the Cuyahoga River Community  
15 Reinvestment Area (“CRA”) pursuant to Ohio Revised Code §3735.65 et seq. to  
16 encourage the development of real property within the CRA; and  
17

18 WHEREAS, the State of Ohio Director of Development has made a determination  
19 that the findings contained in Ordinance No. 95-2004 are valid, and that the  
20 classification of structures and/or remodeling eligible exemption under the Ordinance  
21 is consistent with zoning restrictions applicable to the CRA; and  
22

23 WHEREAS, with the receipt of the Director’s positive determination, the City is  
24 enabled to abate certain taxes on real property located in the CRA, in order to provide  
25 an incentive for the creation and retention of jobs and investment within the CRA; and  
26

27 WHEREAS, pursuant to Ordinance No. 98-2014, passed December 8, 2014, this  
28 Council approved a fifty percent, five-year Community Reinvestment Area tax exemption  
29 on behalf of Arkay Properties, LLC., in connection with the redevelopment of the historic  
30 Foundry Building located at 1701 Front Street, Cuyahoga Falls, Ohio 44221; and  
31

32 WHEREAS, pursuant to Ohio Revised Code Section 3735.66 (D)(1), Arkay  
33 Properties, LLC. has requested that the City of Cuyahoga Falls extend the period of the  
34 aforementioned CRA agreement for an additional five-year period, expiring at the end of  
35 tax year 2025 or on December 31, 2026; and  
36

37 WHEREAS, the Tax Incentive Review Council met on August 30, 2021 and voted  
38 to continue the CRA agreement with Arkay Properties, LLC; and  
39

40 WHEREAS, at the request of the Cuyahoga Falls City School District, Arkay  
41 Properties, LLC has agreed to create an annual scholarship in the amount of \$1,000.00,  
42 made payable to the Cuyahoga Falls Scholarship and Alumni Foundation for the  
43 extended period of abatement.  
44

45 NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Cuyahoga Falls,  
46 County of Summit, State of Ohio, that:  
47

48 Section 1. The Director of Community Development is authorized to amend the  
49 Community Reinvestment Area tax exemption agreement in accordance with Ohio  
50 Revised Code §3735.66(D)(1) with Arkay Properties, LLC to extend the period of

51 abatement through tax year 2025 or December 31, 2026 and the terms set forth in the  
52 amended application, attached hereto as Exhibit A.

53  
54 Section 2. The Mayor, Director of Finance, Director of Community Development,  
55 Director of Law, any other necessary City official are authorized to prepare and execute  
56 such other documents and do other things as are necessary or incidental to carrying  
57 out the requirements of this legislation consistent with the terms of the attached  
58 amended application.

59  
60 Section 3. Any ordinance or resolutions or portions of ordinances and resolutions  
61 inconsistent herewith are hereby repealed, but any ordinances and resolutions not  
62 inconsistent herewith and which have not previously been repealed are hereby ratified  
63 and confirmed.

64  
65 Section 4. It is found and determined that all formal actions of this Council  
66 concerning and relating to the adoption of this ordinance were adopted in an open  
67 meeting of this Council, and that all deliberations of this Council and of any of its  
68 committees that resulted in such formal action, were in meetings open to the public, in  
69 compliance with all legal requirements including Chapter 107 of the Codified  
70 Ordinances.

71  
72 Section 5. This ordinance is hereby declared to be an emergency measure necessary  
73 of the preservation of the public peace, health, safety, convenience, and welfare of the  
74 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the  
75 affirmative vote of two thirds of the members elected or appointed to Council, it shall  
76 take effect and be in force immediately upon its passage and approval by the Mayor;  
77 otherwise it shall take effect and be in force at the earliest period allowed by law.

78  
79  
80 Passed: \_\_\_\_\_  
81 \_\_\_\_\_  
82 President of Council

83  
84 \_\_\_\_\_  
85 Clerk of Council

86  
87  
88 Approved: \_\_\_\_\_  
89 \_\_\_\_\_  
90 Mayor

91 9/27/21  
92 \\cf-file01\ldpublic\Council\2021ords\09-27-21\Arkay Properties to Amend CRA  
Agreement.docx



Exhibit A

**City of Cuyahoga Falls**  
**APPLICATION FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES**

**PROPOSED AGREEMENT** for Community Reinvestment Area Tax Incentives  
between the City of Cuyahoga Falls located in the County of Summit and:

Arkay Properties, LLC

\_\_\_\_\_  
(Company Name)

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Arkay Properties, LLC

Rick Krochka, President/Managing Partner

\_\_\_\_\_  
Enterprise Name

\_\_\_\_\_  
Contact Person

1701 Front Street, Cuyahoga Falls, Ohio 44221

330.237.3531

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone Number

rick.krochka@triadadv.com

\_\_\_\_\_  
Contact Email

**Project site:**

1701 Front Street, Cuyahoga Falls, Ohio 44221

02-03081

\_\_\_\_\_  
Address

\_\_\_\_\_  
Parcel Number

Rick Krochka

330.760.6000

\_\_\_\_\_  
Contact Person

\_\_\_\_\_  
Telephone Number

rick.krochka@triadadv.com

\_\_\_\_\_  
Contact Email

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site. Please be specific with details.

Service Industry: Advertising, marketing and communications for government, businesses, non-profits, and foundations.

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- b. List primary 6 digit North American Industry Classification System (NAICS) #  
Business may list other relevant SIC numbers.

██████████

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred):

N/A

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- d. Form of business of enterprise:

Corporation  Partnership  Proprietorship  Other

3. Name of principal owner(s) or officers of the business.

Richard J. Krochka, President/Managing Partner

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4. a. State the enterprise's current employment level at the proposed project site:

Full Time: See attached original application Part Time: \_\_\_\_\_  
(To be considered full time the individual must work at least 35 hours per week.)

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another?  Yes  No

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

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d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

	Permanent	Temporary
Full Time		
Part Time		

(To be considered full time the individual must work at least 35 hours per week.)

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

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f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

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5. Does the Property Owner Currently Owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes  No

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State?  Yes  No

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes  No

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers.

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6. Project Description (Be as detailed as possible):

This is to amend the CRA agreement previously approved on December 10, 2014 extending the term of the 50% abatement an additional 5 years and ending on December 31, 2026 or at the completion of tax year 2025. For a full project description, please see the attached original application.

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7. Project will begin on See original application and be completed by Project has been completed provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

	Permanent	Temporary
Full Time	See original	application
Part Time		

(To be considered full time the individual must work at least 35 hours per week.)

b. State the time frame of this projected hiring: \_\_\_\_\_ months.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

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9. a. Estimate the amount of annual payroll such new employees will add (New annual payroll must be itemized by full and part-time and permanent and temporary new employees).

	Permanent		Temporary	
Full-time	\$	7	\$	
Part-time	\$		\$	
<b>TOTAL:</b>	\$	715,000	\$	

(To be considered full time the individual must work at least 35 hours per week.)

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$\_\_\_\_\_.



Submission of this application expressly authorizes the City of Cuyahoga Falls to contact the Ohio Environmental Protection Agency to confirm statements contained within this application, including item # 5, and to review applicable confidential records.

As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation, to release specific tax records to the local jurisdiction considering the request.

**Applicant acknowledges an understanding of the following:**

- **If approved by City Council, there is a \$750 application fee payable to the Ohio Development Services Agency;**
- **All abatements are only on the improved value of the property;**
- **Property valuations are determined by the County of Summit Fiscal Office; and**
- **The investment amounts noted in item # 10 may not be fully reflected in the final appraised value of the property as determined by the County of Summit Fiscal Office.**

**Receipt of an abatement also requires the following:**

- **Annual reporting each year of the abatement, including, but not limited to the project investment, payroll and job creation levels identified in this application; copy of W-3 Transmittals; and other items as determined by the State of Ohio Development Services Agency;**
- **Commitment by applicant and/or any commercial tenant to provide a scholarship in the amount of \$1,000.00 per year and three (3) internships to the Cuyahoga Falls School District for the entire period of the abatement, being [10] years;**
- **Commitment by applicant and/or any commercial tenant to provide public art in and/or around the new development pursuant to the newly adopted Master Public Arts Plan for Cuyahoga Falls;**
- **Commitment by applicant AND any commercial tenant to join the Downtown Cuyahoga Falls Partnership.; and**
- **Payment to the City of Cuyahoga Falls of an annual fee in the amount of 1% of the incentives offered, but no less than \$500 and no greater than \$2,500.**

**The Applicant agrees to supply additional information upon request.**

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Richard J. Krochka

President/Managing Partner

\_\_\_\_\_  
Name of Property Owner

\_\_\_\_\_  
Title



2  
3 CITY OF CUYAHOGA FALLS, OHIO  
4 ORDINANCE NO. - 2021  
5

6 AN ORDINANCE AUTHORIZING THE DIRECTOR OF COMMUNITY  
7 DEVELOPMENT TO TERMINATE THE COMMUNITY  
8 REINVESTMENT AREA TAX EXEMPTION AGREEMENT WITH  
9 RIVER FALLS PROPERTY IV, LLC, AND DECLARING AN  
10 EMERGENCY.  
11

12 WHEREAS, pursuant to Ordinance No. 95-2004, passed June 28, 2004, this Council  
13 established and designated the boundaries of the Cuyahoga River Community Reinvestment Area  
14 ("CRA") pursuant to Ohio Revised Code §3735.65 et seq. to encourage the development of real  
15 property within the CRA; and  
16

17 WHEREAS, the State of Ohio Director of Development has made a determination that the  
18 findings contained in Ordinance No. 95-2004 are valid, and that the classification of structures  
19 and/or remodeling eligible exemption under the Ordinance is consistent with zoning restrictions  
20 applicable to the CRA; and  
21

22 WHEREAS, with the receipt of the Director's positive determination, the City is enabled to  
23 abate certain taxes on real property located in the CRA, in order to provide an incentive for the  
24 creation and retention of jobs and investment within the CRA; and  
25

26 WHEREAS, pursuant to Ordinance No. 14-2018, passed February 26, 2018, this Council  
27 approved a Community Reinvestment Area tax exemption on behalf of River Falls Property IV,  
28 LLC, in connection with the redevelopment of 2250 Front Street, Cuyahoga Falls, Ohio 44221;  
29 and  
30

31 WHEREAS, the Summit County Fiscal Office reappraised the property for Tax Year 2020 and  
32 did not find an appraised value increase of at least \$250,000.00 as related to the real property  
33 located at 2250 Front Street, Cuyahoga Falls, Ohio 44421, and as is required for abatements in  
34 the Cuyahoga River Community Reinvestment Area Ordinance referenced above; and  
35

36 WHEREAS, River Falls Property IV, LLC has not met the investment terms outlined in the  
37 Community Reinvestment Area Agreement executed with the City of Cuyahoga Falls and  
38 approved by the State of Ohio, Department of Development (formerly known as the Development  
39 Service Agency); and  
40

41 WHEREAS, the Tax Incentive Review Council met on August 30, 2021 and based on all of  
42 the above voted to terminate the aforementioned community reinvestment area agreement with  
43 River Falls Property, LLC.  
44

45 NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Cuyahoga Falls, County  
46 of Summit, State of Ohio, that:  
47

48 Section 1. Upon recommendation of the Tax Incentive Review Council, the Director of  
49 Community Development is hereby authorized to terminate the Community Reinvestment Area  
50 tax exemption agreement in accordance with Ohio Revised Code §3735.68, with Falls River  
51 Property IV, LLC, consistent with Ordinance No. 95-2004 and the terms outlined and previously  
52 approved by Ordinance 14-2018.

53        Section 2. The Mayor, Director of Finance, Director of Community Development, Director of  
54 Law, any other necessary City official are authorized to prepare and execute such other  
55 documents and do other things as are necessary or incidental to carrying out the requirements  
56 of this legislation consistent with the terms of the attached amended application.

57  
58        Section 3. Any ordinance or resolutions or portions of ordinances and resolutions  
59 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent  
60 herewith and which have not previously been repealed are hereby ratified and confirmed.

61  
62        Section 4. It is found and determined that all formal actions of this Council concerning and  
63 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and  
64 that all deliberations of this Council and of any of its committees that resulted in such formal  
65 action, were in meetings open to the public, in compliance with all legal requirements including  
66 Chapter 107 of the Codified Ordinances.

67  
68        Section 5. This ordinance is hereby declared to be an emergency measure necessary of the  
69 preservation of the public peace, health, safety, convenience, and welfare of the City of Cuyahoga  
70 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of  
71 the members elected or appointed to Council, it shall take effect and be in force immediately  
72 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the  
73 earliest period allowed by law.

74  
75  
76 Passed: \_\_\_\_\_  
77  
78 \_\_\_\_\_  
79 President of Council

80  
81 \_\_\_\_\_  
82 Clerk of Council

83  
84 Approved: \_\_\_\_\_  
85 \_\_\_\_\_  
86 Mayor

87 9/27/21  
88 \\cf-file01\ldpublic\Council\2021ords\09-27-21\River Falls Legislation to Terminate CRA Agreement.docx

2  
3 CITY OF CUYAHOGA FALLS, OHIO  
4 ORDINANCE NO. - 2021

5  
6 AN ORDINANCE AUTHORIZING THE DIRECTOR OF COMMUNITY  
7 DEVELOPMENT TO TERMINATE THE COMMUNITY  
8 REINVESTMENT AREA TAX EXEMPTION AGREEMENT WITH  
9 STINGRAY VENTURES, LLC, AND DECLARING AN EMERGENCY.

10  
11 WHEREAS, pursuant to Ordinance No. 95-2004, passed June 28, 2004, this Council  
12 established and designated the boundaries of the Cuyahoga River Community Reinvestment Area  
13 (“CRA”) pursuant to Ohio Revised Code §3735.65 et seq. to encourage the development of real  
14 property within the CRA; and

15  
16 WHEREAS, the State of Ohio Director of Development has made a determination that the  
17 findings contained in Ordinance No. 95-2004 are valid, and that the classification of structures  
18 and/or remodeling eligible exemption under the Ordinance is consistent with zoning restrictions  
19 applicable to the CRA; and

20  
21 WHEREAS, with the receipt of the Director’s positive determination, the City is enabled to  
22 abate certain taxes on real property located in the CRA, in order to provide an incentive for the  
23 creation and retention of jobs and investment within the CRA; and

24  
25 WHEREAS, pursuant to Ordinance No. 7-2016, passed January 25, 2016, this Council  
26 approved a Community Reinvestment Area tax exemption on behalf of Stingray Ventures, LLC,  
27 in connection with the renovations of their facility located at 601-607 Munroe Falls Avenue,  
28 Cuyahoga Falls, Ohio 44221; and

29  
30 WHEREAS, Stingray Ventures, LLC has not completed the renovations required to be  
31 performed in their CRA Agreement and as a result there has been no increase in the appraised  
32 value of the real property located at 601-607 Munroe Falls Avenue, Cuyahoga Falls, Ohio 44221,  
33 as is required for abatements in the Cuyahoga River Community Reinvestment Area Ordinance  
34 referenced above; and

35  
36 WHEREAS, the Tax Incentive Review Council met on August 30, 2021 and based on all of  
37 the above voted to terminate the aforementioned community reinvestment area agreement with  
38 Stingray Ventures, LLC.

39  
40 NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Cuyahoga Falls,  
41 County of Summit, State of Ohio, that:

42  
43 Section 1. Upon recommendation of the Tax Incentive Review Council, the Director of  
44 Community Development is hereby authorized to terminate the Community Reinvestment Area  
45 tax exemption agreement in accordance with Ohio Revised Code §3735.68, with Stingray  
46 Ventures, LLC consistent with Ordinance No. 95-2004 and the terms outlined and previously  
47 approved by Ordinance 7-2016.

48  
49 Section 2. The Mayor, Director of Finance, Director of Community Development, Director of  
50 Law, any other necessary City official are authorized to prepare and execute such other  
51 documents and do other things as are necessary or incidental to carrying out the requirements  
52 of this legislation consistent with the terms of the attached amended application.

53 Section 3. Any ordinance or resolutions or portions of ordinances and resolutions  
54 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent  
55 herewith and which have not previously been repealed are hereby ratified and confirmed.  
56

57 Section 4. It is found and determined that all formal actions of this Council concerning and  
58 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and  
59 that all deliberations of this Council and of any of its committees that resulted in such formal  
60 action, were in meetings open to the public, in compliance with all legal requirements including  
61 Chapter 107 of the Codified Ordinances.  
62

63 Section 5. This ordinance is hereby declared to be an emergency measure necessary of the  
64 preservation of the public peace, health, safety, convenience, and welfare of the City of Cuyahoga  
65 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of  
66 the members elected or appointed to Council, it shall take effect and be in force immediately  
67 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the  
68 earliest period allowed by law.  
69

70 Passed: \_\_\_\_\_  
71 \_\_\_\_\_  
72 President of Council  
73  
74 \_\_\_\_\_  
75 Clerk of Council  
76  
77  
78 Approved: \_\_\_\_\_  
79 \_\_\_\_\_  
80 Mayor  
81