

NEW LEGISLATION

January 24, 2022

Temp. No.	Introduced	Committee	Description
A-10	1/24/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts, without competitive bidding, with InVeris for Police Department virtual reality training devices, and declaring an emergency.
A-11	1/24/22	Fin	An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts for interior improvements to Northampton Town Hall to increase the functionality of the structure and make the building compliant with the Americans with Disabilities Act, and declaring an emergency.
A-12	1/24/22	Fin	Declaring the improvement to certain parcels on an approximate 37.9 acre site west of Wyoga Lake Road and approximately 2,000 feet north of Steels Corners in the City to be a public purpose and exempt from taxation pursuant to ORC 5709.40(b); providing for the collection and deposit of service payments and specifying the purposes for which those service payments may be expended; authorizing school compensation payments; and declaring an emergency.

Temp. No.	Introduced	Committee	Description
A-13	1/24/22	Fin	An ordinance approving and authorizing the execution of a tax increment financing and infrastructure agreement between the City, Wyoga Lake Road Development, LLC, Princeton Place Development, LLC and Princeton Crossroads Investment, LLC to provide for the construction of certain public infrastructure improvements, the acceptance of declarations of covenants and imposition of continuing priority lien relating to the imposition of minimum service payment obligations on Wyoga Lake Road Development, LLC and Princeton Place Development, LLC and declaring an emergency.
A-14	1/24/22	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts with GPD Associates for the architectural design services for the construction of the new Electrical Division building, and declaring an emergency.
A-15	1/24/22	PA	An ordinance amending Section 565.04 (a) (8) of the Codified Ordinances, relating to park rules and regulations, and declaring an emergency.

Temp. No.	Introduced	Committee	Description
A-16	1/24/22	CD	An ordinance authorizing the Director of Community Development to amend the Community Reinvestment Area Tax Exemption Agreement with Harbor Castings, Inc., to reflect the title of land transfer to CL Partners, LLC., and declaring an emergency.

CALENDAR
January 24, 2022

The following legislation will be up for passage at the Council Meeting on January 24, 2022.

Temp. No.	Introduced	Committee	Description
A-1	1/10/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts for the purchase of certain property known as 222 Cochran Road, and declaring an emergency.
A-3	1/10/22	PA	An ordinance authorizing the Mayor to enter into an agreement with the American Federation of State, County and Municipal Employees, Local 2662, effective July 1, 2021, and declaring an emergency.
A-4	1/10/22	PA	An ordinance authorizing the Mayor to enter into an agreement with the Fraternal Order of Police, Ohio Labor Council, Inc. effective July 1, 2021, and declaring an emergency.
A-5	1/10/22	PA	An ordinance authorizing the Mayor to enter into an agreement with the International Association of Firefighters, Local 494, effective July 1, 2021, and declaring an emergency.
A-6	1/10/22	PA	An ordinance establishing compensation levels for non-bargaining employees of the City of Cuyahoga Falls for the period of July 1, 2021 through June 30, 2024, and declaring an emergency.

Temp. No.	Introduced	Committee	Description
A-7	1/10/22	PA	A resolution recognizing the City of Cuyahoga Falls as a gateway community to the Cuyahoga Valley National Park and the Summit Metro Parks Systems, and declaring an emergency.
A-8	1/10/22	PA	A resolution confirming the reappointment of Dr. Kristine Gill as the City of Cuyahoga Falls representative to serve on the Summit County Combined General Health District Board of Health for a four-year term beginning January 1, 2022 and ending December 31, 2025, and declaring an emergency.
B-138	12/28/21	CD	An ordinance approving and authorizing the Mayor to execute and submit the Annual Action Plan to the U.S. Department of Housing and Urban Development for Program Year 2022, and declaring an emergency.

PENDING LEGISLATION

January 24, 2022

Temp. No.	Introduced	Committee	Description
A-1	1/10/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts for the purchase of certain property known as 222 Cochran Road, and declaring an emergency.
A-3	1/10/22	PA	An ordinance authorizing the Mayor to enter into an agreement with the American Federation of State, County and Municipal Employees, Local 2662, effective July 1, 2021, and declaring an emergency.
A-4	1/10/22	PA	An ordinance authorizing the Mayor to enter into an agreement with the Fraternal Order of Police, Ohio Labor Council, Inc. effective July 1, 2021, and declaring an emergency.
A-5	1/10/22	PA	An ordinance authorizing the Mayor to enter into an agreement with the International Association of Firefighters, Local 494, effective July 1, 2021, and declaring an emergency.
A-6	1/10/22	PA	An ordinance establishing compensation levels for non-bargaining employees of the City of Cuyahoga Falls for the period of July 1, 2021 through June 30, 2024, and declaring an emergency.
A-7	1/10/22	PA	A resolution recognizing the City of Cuyahoga Falls as a gateway community to the Cuyahoga Valley National Park and the Summit Metro Parks Systems, and declaring an emergency.

Temp. No.	Introduced	Committee	Description
A-8	1/10/22	PA	A resolution confirming the reappointment of Dr. Kristine Gill as the City of Cuyahoga Falls representative to serve on the Summit County Combined General Health District Board of Health for a four-year term beginning January 1, 2022 and ending December 31, 2025, and declaring an emergency.
B-138	12/28/21	CD	An ordinance approving and authorizing the Mayor to execute and submit the Annual Action Plan to the U.S. Department of Housing and Urban Development for Program Year 2022, and declaring an emergency.

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4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2022

7
8 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
9 CONTRACT OR CONTRACTS, WITHOUT COMPETITIVE BIDDING,
10 WITH INVERIS FOR POLICE DEPARTMENT VIRTUAL REALITY
11 TRAINING DEVICES, AND DECLARING AN EMERGENCY.
12

13 WHEREAS, the Police Department trains its officers and neighboring communities' personnel at
14 the department training facility; and
15

16 WHEREAS, the facility houses a training system and is in need of new equipment.
17

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

21 Section 1. The Mayor is hereby authorized to enter into a contract or contracts, without
22 competitive bidding, with InVeris for Police Department training devices.
23

24 Section 2. The Director of Finance is hereby authorized to make payment for same from the
25 Capital Projects Fund, line item Capital Outlay.
26

27 Section 3. Any ordinances or resolutions or portions of ordinances and resolutions inconsistent
28 herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and
29 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 relating
32 to the passage of this ordinance were taken in an open meeting of this Council and that all
33 deliberations of this Council and of any committees that resulted in those formal actions were in
34 meetings open to the public, in compliance with all legal requirements including Chapter 107 of the
35 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, and provided it receives the affirmative vote of two-thirds of the members
40 elected or appointed to Council, it shall take effect and be in force immediately upon its passage and
41 approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by
42 law.
43
44

45 Passed: _____
46 _____
47 President of Council

48
49 _____
50 Clerk of Council

51
52
53 Approved: _____
54 _____
55 Mayor

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5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. - 2022

8
9 AN ORDINANCE AUTHORIZING THE PARKS AND RECREATION BOARD
10 TO ENTER INTO A CONTRACT OR CONTRACTS FOR INTERIOR
11 IMPROVEMENTS TO NORTHAMPTON TOWN HALL TO INCREASE THE
12 FUNCTIONALITY OF THE STRUCTURE AND MAKE THE BUILDING
13 COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT, AND
14 DECLARING AN EMERGENCY.

15
16 WHEREAS, Northampton Town Hall was built around 1875; and

17
18 WHEREAS, the City desires to implement an architectural design that is appropriate for the Town
19 Hall and surrounding area, improves the functionality of the existing structure, and ensures compliance
20 with the Americans with Disabilities Act; and

21
22 WHEREAS, these improvements will add many years to the life expectancy of Northampton Town
23 Hall.

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

27
28 Section 1. The Parks and Recreation Board is hereby authorized to enter into a contract or contracts,
29 according to law, for interior improvements to Northampton Town Hall to increase the functionality of the
30 structure and make the building compliant with the Americans with Disabilities Act.

31
32 Section 2. The Director of Finance is hereby authorized and directed to make payment for same from
33 the Recreation Levy and Capital Projects Funds, line item Capital Outlay. Furthermore, the Director of
34 Finance is hereby authorized to increase appropriations in Capital Projects Fund, line item Capital Outlay
35 by \$112,200.

36
37 Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions
38 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of ordinances
39 and resolutions not inconsistent herewith and which have not previously been repealed are hereby
40 ratified and confirmed.

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

47
48 Section 5. 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
50 the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members elected
51 or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by
52 the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

53
54
55 Passed: _____

President of Council

57
58 _____
Clerk of Council

59
60
61 Approved: _____

Mayor

62
63 1/24/22

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2022

6
7 DECLARING THE IMPROVEMENT TO CERTAIN PARCELS ON AN
8 APPROXIMATE 37.9 ACRE SITE WEST OF WYOGA LAKE ROAD AND
9 APPROXIMATELY 2,000 FEET NORTH OF STEELS CORNERS IN
10 THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM
11 TAXATION PURSUANT TO ORC 5709.40(B); PROVIDING FOR THE
12 COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND
13 SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE
14 PAYMENTS MAY BE EXPENDED; AUTHORIZING SCHOOL
15 COMPENSATION PAYMENTS; AND DECLARING AN EMERGENCY.

16
17 WHEREAS, this Council, by its Ordinance No. ____-22 passed on _____, 2022,
18 authorized the Mayor to enter into a Tax Increment Financing and Infrastructure Agreement (the
19 "TIF Agreement") with the developer of the Project pursuant to which the City agreed to reimburse
20 the developer for the costs to design and construct certain public improvements; and

21
22 WHEREAS, Ohio Revised Code ("ORC") 5709.40, 5709.42, and 5709.43 (collectively, the
23 "TIF Act") authorize this Council, by ordinance, to declare the improvement to parcels of real
24 property located within the City to be a public purpose and exempt from taxation, require the
25 owner of each parcel to make service payments in lieu of taxes, establish a municipal public
26 improvement tax increment equivalent fund for the deposit of those service payments, and
27 specify the purposes for which money in that fund will be expended; and

28
29 WHEREAS, the City desires to implement a tax increment financing program on the
30 Parcels (as defined in Section 1 pursuant to the TIF Act to enable the City to make public
31 infrastructure improvements that will directly benefit the Parcels; and

32
33 WHEREAS, notice of this proposed ordinance has been delivered to the Boards of
34 Education of the Woodridge Local School District and the Six District Educational Compact (each
35 a "School District") in accordance with and within the time periods prescribed in ORC 5709.40
36 and 5709.83; and

37
38 WHEREAS, this Council desires to provide for make-whole compensation payments to
39 each School District;

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

43
44 Section 1. Parcels. The real property subject to this ordinance is identified and depicted on
45 Exhibit A (as currently or subsequently configured, the "Parcels", with each individual parcel a
46 "Parcel").

47
48 Section 2. Public Infrastructure Improvements. This Council hereby designates the public
49 infrastructure improvements described in Exhibit B (the "Public Infrastructure Improvements")
50 and any other public infrastructure improvements hereafter designated by ordinance as public
51 infrastructure improvements made, to be made or in the process of being made by the City that
52 benefit or serve, or that once made will benefit or serve, the Parcels.

53
54 Section 3. Exemption. This Council hereby finds and determines that 100% of the increase in
55 assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in

56 assessed value is hereinafter referred to as the "Improvement" as defined in ORC 5709.40(A)) is
57 hereby declared to be a public purpose and will be exempt from taxation for a period commencing
58 on the date an Improvement to that Parcel first appears on the tax list and duplicate were it not
59 for the exemption granted by this ordinance and ending on the earlier of (a) 30 years after such
60 commencement or (b) the date on which the City can no longer require service payments in lieu of
61 taxes, all in accordance with the requirements of the TIF Act.

62
63 Section 4. Service Payments. As provided in ORC 5709.42, the owner of each Parcel is hereby
64 required to make service payments in lieu of taxes with respect to the Improvement allocable to
65 each Parcel to the Summit County Fiscal Officer on or before the final dates for payment of real
66 property taxes. The service payments in lieu of taxes will be charged and collected in the same
67 manner and in the same amount as the real property taxes that would have been charged and
68 collected against that Improvement if it were not exempt from taxation pursuant to Section 3,
69 including any penalties and interest (collectively, the "Service Payments"). The Service Payments,
70 and any other payments with respect to each Improvement that are received in connection with
71 the reduction required by ORC 319.302, 321.24, 323.152 and 323.156, as the same may be
72 amended from time to time, or any successor provisions thereto as the same may be amended from
73 time to time (the "Property Tax Rollback Payments"), will be deposited and distributed in
74 accordance with Section 6.

75
76 Section 5. TIF Fund. This Council establishes, pursuant to and in accordance with the
77 provisions of ORC 5709.43, the Princeton Crossroads TIF Municipal Public Improvement Tax
78 Increment Equivalent Fund (the "TIF Fund"), into which the Service Payments and Property Tax
79 Rollback Payments collected with respect to the Parcels will be deposited. The TIF Fund will be
80 maintained in the custody of the City. The City may use amounts deposited into the TIF Fund
81 only for the purposes authorized in the TIF Act and this ordinance (as it may be amended). The
82 TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback
83 Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be
84 dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in
85 accordance with ORC 5709.43.

86
87 Section 6. Distributions; Payment of Costs. Pursuant to the TIF Act, the Summit County Fiscal
88 Officer is requested to distribute the Service Payments and Property Tax Rollback Payments as
89 follows:

- 90
91 (a) To each School District, an amount equal to the amount the School District would
92 otherwise receive as real property tax payments (including the applicable portion
93 of any Property Tax Rollback Payments) derived from the Improvement to each
94 Parcel if the Improvement had not been exempt from taxation pursuant to this
95 ordinance.
96
97 (b) To the City, all remaining amounts for further deposit into the TIF Fund for
98 payment of costs of the Public Infrastructure Improvements, including, without
99 limitation, debt charges on any notes or bonds issued to pay or reimburse finance
100 costs or costs of those Public Infrastructure Improvements.
101
102 b. All distributions required under this Section are requested to be made at the same
103 time and in the same manner as real property tax distributions. The City shall
104 make any distributions to the extent not made by the Summit County Fiscal
105 Officer.
106

107 Section 7. Further Authorizations. This Council hereby authorizes and directs the Mayor, the
108 Director of Law, the Director of Finance, and the Community Development Director, or other
109 appropriate officers of the City to deliver a copy of this ordinance to the Ohio Department of
110 Development and to make such arrangements as are necessary and proper for collection of the

111 Service Payments. This Council further authorizes the Mayor, the Director of Law, the Director of
112 Finance and the Community Development Director, or other appropriate officers of the City to
113 prepare and sign all agreements and instruments and to take any other actions as may be
114 appropriate to implement this ordinance.
115

116 Section 8. Open Meetings. This Council finds and determines that all formal actions of this
117 Council and any of its committees concerning and relating to the passage of this ordinance were
118 taken in an open meeting of this Council or any of its committees, and that all deliberations of this
119 Council and any of its committees that resulted in those formal actions were in meetings open to
120 the public, all in compliance with the law including ORC 121.22.
121

122 Section 9. Effective Date. This ordinance is declared to be an emergency measure necessary
123 for the immediate preservation of the public peace, health and safety, and for the further reason
124 that this ordinance is required to be immediately effective in order to enable the City to timely
125 enter into contracts related to the timely development of the Parcels and related public
126 infrastructure improvements; wherefore, this ordinance shall be in full force and effect
127 immediately upon its passage.
128

129
130 Passed: _____
131 _____
132 President of Council

133
134 _____
135 Clerk of Council

136 Approved: _____
137 _____
138 Mayor

138 1/24/22
139 \\cf-file01\ldpublic\Council\2022ords\01-24-22\Princeton Place Apartments .40(B) TIF.DOCX

EXHIBIT A
IDENTIFICATION AND MAP OF THE PARCELS

The following parcels of real estate situated in the City of Cuyahoga Falls are identified and depicted on the following map and constitutes part of this Exhibit A. The Parcel numbers are as of December 1, 2021, and are included for ease of reference only.

35-07109
35-07110

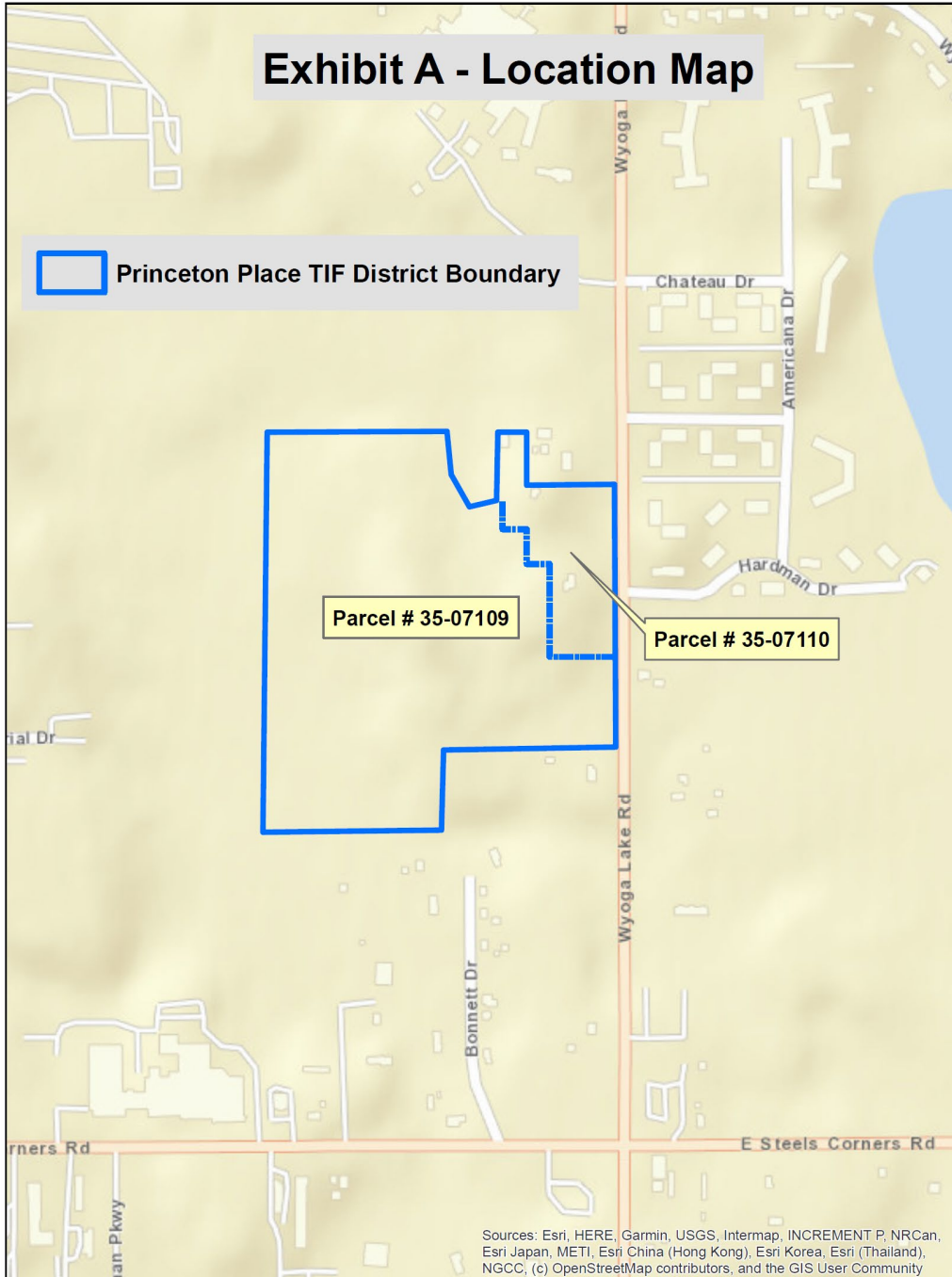


EXHIBIT B
PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under Section 5709.40(A)(7) of the Ohio Revised Code and that directly benefits or serves the Parcels and specifically include, but are not limited to, any of the following improvements that will benefit or serve the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare, including but not limited to the construction and installation of storm water sewers throughout the proposed development;
- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including but not limited to the construction, reconstruction, widening, improving, grading, draining and resurfacing of, and installation of traffic controls along, State Road, Seasons Road and Wyoga Lake Road and a traffic study of State Road, Seasons Road and Wyoga Lake Road and related areas;
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto, including but not limited to construction and installation of water and sanitary sewers within the proposed development;
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the Project and the construction of public health, including but not limited to preservation of wetlands and flood plain management in the areas around the proposed development, dam modifications and improvements, any dredging of waterways on the Parcels, streambank erosion protection and renovation and related environmental studies and remediation;
- **Utilities.** Construction, reconstruction or installation of gas, electric and communication service facilities and all appurtenances thereto;
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare;
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements throughout the development and described in “Roadways” above;

- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements, or (b) in aid of industry, commerce, distribution or research; including, but not limited to, the purchase of parkland; and
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

2
3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2022

7
8 AN ORDINANCE APPROVING AND AUTHORIZING THE
9 EXECUTION OF A TAX INCREMENT FINANCING AND
10 INFRASTRUCTURE AGREEMENT BETWEEN THE CITY, WYOGA
11 LAKE ROAD DEVELOPMENT, LLC, PRINCETON PLACE
12 DEVELOPMENT, LLC AND PRINCETON CROSSROADS
13 INVESTMENT, LLC TO PROVIDE FOR THE CONSTRUCTION OF
14 CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, THE
15 ACCEPTANCE OF DECLARATIONS OF COVENANTS AND
16 IMPOSITION OF CONTINUING PRIORITY LIEN RELATING TO THE
17 IMPOSITION OF MINIMUM SERVICE PAYMENT OBLIGATIONS ON
18 WYOGA LAKE ROAD DEVELOPMENT, LLC AND PRINCETON
19 PLACE DEVELOPMENT, LLC AND DECLARING AN EMERGENCY.
20

21 WHEREAS, this City Council, by Ordinance No____-2022 passed _____, 2022,
22 (the "TIF Ordinance"), created a tax increment financing area (the "Princeton Place TIF") and
23 established the Princeton Place TIF Municipal Public Improvement Tax Increment Equivalent
24 Fund (the "TIF Fund"), in part, for the purpose of using moneys deposited in that TIF Fund to
25 reimburse private parties for costs associated with the construction of Public Infrastructure
26 Improvements on the Parcels (as those capitalized terms are defined in the TIF Ordinance); and
27

28 WHEREAS, the City has determined that it would be in the best interests of the City to
29 contract with Princeton Crossroads Investment, LLC (the "Developer") to provide for the
30 construction of certain Public Infrastructure Improvements (the "Developer Public
31 Infrastructure Improvements") the costs of which are to be paid or reimbursed from moneys in
32 the TIF Fund; and
33

34 WHEREAS, Wyoga Lake Road Development, LLC ("Wyoga") owns certain parcels within
35 the Princeton Place TIF on which it has developed or will develop an approximately 150-unit
36 apartment complex known as the Princeton Place Apartments (the "Apartment Project"), and
37 Princeton Place Development, LLC ("Princeton") owns certain parcels within the Princeton Place
38 TIF on which it will develop approximately four commercial and industrial buildings totaling
39 approximately 51,200 square feet of space (the "Commercial Project, and together with the
40 Apartment Project, the "Private Project"); and
41

42 WHEREAS, the Private Project will benefit from the Developer Public Infrastructure
43 Improvements; and
44

45 WHEREAS, the City has determined to impose, and Wyoga and Princeton have each
46 agreed to the imposition of, minimum service payment obligations on the Parcels on which
47 their respective Apartment Project and Commercial Project are located, to ensure that sufficient
48 service payments from the TIF Fund are available to pay the Developer for the Public
49 Infrastructure Improvements to be made by the Developer and the payment of debt service on
50 any notes or bonds issued by the City to initially reimburse the Developer for such costs.
51

52 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
53 Summit County, Ohio, that:
54

55 Section 1. Public Infrastructure Improvements. The Tax Increment Financing and
56 Infrastructure Agreement by and between the City, Wyoga, Princeton and the Developer, and
57 each declaration of covenants for the imposition of a minimum service payment obligation

58 (each a "Declaration" and collectively, the "Declarations"), each in the form presently on file
59 with the Clerk of Council, providing for, among other things, the reimbursement of the
60 Developer for actual costs of the Public Infrastructure Improvements described in Exhibit A
61 attached to that Tax Increment Financing and Infrastructure Agreement and the payment of
62 minimum service payments, respectively, are each hereby approved and authorized with any
63 changes therein and amendments thereto not inconsistent with this Ordinance and not
64 substantially adverse to this City and which shall be approved by the Mayor. The Mayor, for
65 and in the name of this City, is hereby authorized to execute that Tax Increment Financing and
66 Infrastructure Agreement and approve and accept each Declaration and approve the character
67 of any changes and any amendments thereto as consistent with this Ordinance and not
68 substantially adverse to the City, as evidenced conclusively by his execution of that Tax
69 Increment Financing and Infrastructure Agreement and the Declarations.
70

71 Section 2. Authorizations. This Council further hereby authorizes and directs the Mayor,
72 the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers
73 of the City to prepare and sign all agreements and instruments and to take any other actions
74 as may be appropriate to implement this Ordinance and the transactions referenced or
75 contemplated in this Ordinance, the Tax Increment Financing and Infrastructure Agreement
76 and the Declarations referred to in Section 1. The service payments made in lieu of real
77 property taxes and the minimum service payments deposited in the TIF Fund are hereby
78 deemed appropriated for the purposes set forth in the TIF Ordinance, that Tax Increment
79 Financing and Infrastructure Agreement and the Declarations referred to in Section 1 of this
80 Ordinance and the Director of Finance is hereby authorized to make payments to the Developer
81 from the TIF Fund in accordance with the TIF Ordinance and that Tax Increment Financing
82 and Infrastructure Agreement.
83

84 Section 3. Open Meetings. This Council finds and determines that all formal actions of this
85 Council and any of its committees concerning and relating to the passage of this ordinance were
86 taken in an open meeting of this Council or any of its committees, and that all deliberations of
87 this Council and any of its committees that resulted in those formal actions were in meetings
88 open to the public, all in compliance with the law including ORC 121.22.
89

90 Section 4. Effective Date. This ordinance is declared to be an emergency measure
91 necessary for the immediate preservation of the public peace, health and safety, and for the
92 further reason that this ordinance is required to be immediately effective in order to enable the
93 City to timely enter into contracts related to the timely development of the TIF and related
94 public infrastructure improvements; wherefore, this ordinance shall be in full force and effect
95 immediately upon its passage.
96

97
98 Passed: _____
99 _____
100 President of Council

101 _____
102 Clerk of Council

103
104 Approved: _____
105 _____
106 Mayor

106 1/24/22
107 \\cf-file01\ldpublic\Council\2022ords\01-24-22\Authorizing Princeton Place TIF and
108 Infrastructure Agreement and Declaration.DOCX

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2022

6
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE
8 TO ENTER INTO A CONTRACT OR CONTRACTS WITH GPD ASSOCIATES
9 FOR THE ARCHITECTURAL DESIGN SERVICES FOR THE
10 CONSTRUCTION OF THE NEW ELECTRICAL DIVISION BUILDING, AND
11 DECLARING AN EMERGENCY.

12
13 WHEREAS, the Electrical Division has outgrown their current location at the Service Complex; and

14
15 WHEREAS, the City is working with FirstEnergy to bring a new feed into the City, which will require a
16 new substation being built at the Service Complex and the reorganization of the Complex; and

17
18 WHEREAS, the City followed the procedures set forth in Ohio Revised Code Sections 153.65 to 153.73
19 in selecting a professional design services firm to assist with the project; and

20
21 WHEREAS, after review of all the proposals submitted to the City, GPD Associates was selected as the
22 most qualified for the project.

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 Director of Public Service is hereby authorized to enter into a contract or contracts
28 with GPD Associates for architectural design services for the construction of a new Electrical Division
29 building.

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

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

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

42
43 Section 5. 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
45 the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members elected
46 or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by
47 the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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50 Passed: _____

President of Council

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53 _____
54 Clerk of Council

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57 Approved: _____

Mayor

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59 1/24/22

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2022

6
7 AN ORDINANCE AMENDING SECTION 565.04 (A) (8) OF THE CODIFIED
8 ORDINANCES, RELATING TO PARK RULES AND REGULATIONS, AND
9 DECLARING AN EMERGENCY.

10
11 WHEREAS, currently, legislation exists that prohibits dogs at certain neighborhood parks; and

12
13 WHEREAS, the Cuyahoga Falls Parks and Recreation Board is in unanimous favor of allowing leashed
14 dogs at all neighborhood parks.

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

18
19 Section 1. Section 565.04(A)(8) of the Codified Ordinances of the City of Cuyahoga Falls is hereby
20 amended to read in full as follows (new text double underlined; deleted text in ~~striethrough~~):

21
22 (8) Domesticated animals shall not be allowed to run at large, and, if found within the park limits,
23 may be impounded. Dogs on a leash held in the hand of a person, in a manner which continuously controls
24 the animal, unless in a designated dog park, accompanied by their owners and held in control, shall not be
25 allowed within the parks. ~~No dogs shall be allowed in Oak Park or Linden Park. No dog shall be allowed in~~
26 ~~Valley Vista except in posted areas.~~ No animals of any kind shall be allowed to enter any of the lakes,
27 ponds, fountains or streams. Owners of dogs or other animals damaging or destroying park property will
28 be held liable for the full value of the property damaged or destroyed in addition to the penalty imposed for
29 a violation of this section.

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

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

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

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47 Passed: _____

President of Council

Clerk of Council

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55 Approved: _____

Mayor

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57 1/24/22

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. -2022

6
7
8 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
9 COMMUNITY DEVELOPMENT TO AMEND THE
10 COMMUNITY REINVESTMENT AREA TAX EXEMPTION
11 AGREEMENT WITH HARBOR CASTINGS, INC., TO
12 REFLECT THE TITLE OF LAND TRANSFER TO CL
13 PARTNERS, LLC., AND DECLARING AN EMERGENCY.
14

15 WHEREAS, pursuant to Ordinance No. 95-2004, passed June 28, 2004, this Council
16 established and designated the boundaries of the Cuyahoga River Community
17 Reinvestment Area (“CRA”) pursuant to Ohio Revised Code §3735.65 et seq. to
18 encourage the development of real property within the CRA; and
19

20 WHEREAS, the State of Ohio Director of Development has made a determination
21 that the findings contained in Ordinance No. 95-2004 are valid, and that the
22 classification of structures and/or remodeling eligible exemption under the Ordinance
23 is consistent with zoning restrictions applicable to the CRA; and
24

25 WHEREAS, with the receipt of the Director’s positive determination, the City is
26 enabled to abate certain taxes on real property located in the CRA, in order to provide
27 an incentive for the creation and retention of jobs and investment within the CRA; and
28

29 WHEREAS, pursuant to Ordinance No. 30-2021, passed May 10, 2021, this Council
30 approved a Community Reinvestment Area tax exemption on behalf of Harbor Castings,
31 Inc., in connection with its development of a new youth basketball training facility to be
32 leased to David Lane Basketball, LLC at parcel number 02-12833, mailing address of
33 2470 Bailey Road, Cuyahoga Falls, Ohio 44221; and
34

35 WHEREAS, on June 22, 2021, Harbor Castings, Inc. transferred title to parcel
36 number 02-12833, mailing address of 2470 Bailey Road, to CL Partners, LLC, and said
37 transfer requires an amendment to the prior CRA Agreement and re-filing with the State
38 of Ohio Development Services Agency.
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. The Director of Community Development is hereby authorized to amend
44 the Community Reinvestment Area tax exemption agreement in accordance with Ohio
45 Revised Code §§3735.67 and 3735.671, along with Ordinance No. 95-2004, with Harbor
46 Castings, Inc. to reflect the new owner of parcel number 02-12833, mailing address of
47 2470 Bailey Road, being CL Partners, LLC, and the terms set forth in the amended
48 application attached hereto as Exhibit A, to provide the Project with an exemption from
49 real property tax at the same percentage and for the same duration as previously
50 approved by Ordinance 30-2021.

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Section 2. This Council further authorizes the Mayor, Director of Finance, Director of Community Development, Director of Law, and any other public officials, individually and/or collectively as may be appropriate, to prepare and execute such other documents and do other actions as are necessary or incidental to carrying out the requirements of this legislation consistent with the terms of the attached amended application.

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

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

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

Passed: _____

President of Council

Clerk of Council

Approved: _____

Mayor

1/24/22

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AMENDED APPLICATION DUE TO LOT SPLIT AND NEW PROPERTY OWNER



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:

CL Partners, 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).

CL Partners, LLC

Chuck Lane

Enterprise Name

Contact Person

2470 E. Bailey Road, Cuyahoga Falls, OH 44221
(Original Application: 2508 Bailey Road)

330-499-7178

Address

Telephone Number

lanechuck@msn.com

Contact Email

Project site:

2470 E. Bailey Road, Cuyahoga Falls, OH 44221

02-12833

Address

Parcel Number

Chuck Lane

330-606-7727

Contact Person

Telephone Number

lanechuck@msn.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.

The site will host kids' basketball camps, leagues, and training sessions. The site will also host men's leagues. The site will host strength and conditioning trainings. The site will also provide a therapy room to help keep the clients in the best physical shape.

- 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

- d. Form of business of enterprise:

Corporation Partnership Proprietorship Other

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

David Lane Basketball, LLC

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

Full Time: 0 Part Time: 0
(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:

N/A

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	0	0
Part Time	0	0

(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:

N/A

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

N/A

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.

N/A

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

The site will host a performance center and will create an atmosphere that allows kids and the working adult to train like a professional athlete. We will run men's and kids' basketball leagues, as well as, camps and personalized development. We will also provide a recovery room for the client to take proper care of their body.

7.

Project will begin on 5/30/21 and be completed by 11/30/21
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	2	0
Part Time	4	0

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

b. State the time frame of this projected hiring: 6 months.

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

We look to hire one full-time employee by September, 2021, one full-time employee by November, 2021 and four part-time employees in December, 2021.

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	\$	87,000	\$	
Part-time	\$	40,000	\$	
TOTAL:	\$	127,000	\$	

(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: \$ 0.

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Land/Buildings	\$ 50,000
B. Additions/New Construction	\$ 1,200,000
C. Improvements to Existing Buildings	\$ 0
D. Machinery & Equipment	\$ 100,000
E. Furniture & Fixtures	\$ 50,000
F. Inventory	\$ 0
Total New Project Investment	\$ 1,400,000

11.

a. Business requests the following tax exemption incentives: 50 %
for 10 years covering the real property improvements as described above.

b. Business' reasons for requesting tax incentives (Be quantitatively specific as possible):

The facility will be very beneficial to the community, especially the youth.
It is a small first-time business, so any help would be tremendously
helpful.

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.**

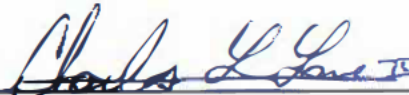

Receipt of an abatement also requires the following:

- **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.

CHARLES ↳ LANE II		Owner
	Name of Property Owner	Title
		11/2/2021
	Signature	Date

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Development of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.