

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. 37 -2012

6
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
8 COMMUNITY DEVELOPMENT TO ENTER INTO A
9 COMMUNITY REINVESTMENT AREA TAX EXEMPTION
10 AGREEMENT WITH ALBRECHT, INC. AND DECLARING
11 AN EMERGENCY.
12

13 WHEREAS, pursuant to Resolution No. 9-2012, this Council established and
14 designated the boundaries of the State Road Community Reinvestment Area ("State
15 Road CRA") pursuant to Ohio Revised Code §3735.65 *et seq.*, to encourage the
16 development of real property within the State Road CRA; and
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18 WHEREAS, the City has petitioned the State of Ohio Director of Development to
19 confirm the findings contained in Resolution No. 9-2012, and
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21 WHEREAS, the City has requested that the State of Ohio Director of Development
22 make a determination that the findings contained in Resolution No. 9-2012 are valid,
23 and that the classification of structures and/or remodeling eligible for exemption
24 under the resolution is consistent with zoning restrictions applicable to the State
25 Road CRA, and
26

27 WHEREAS, upon receipt of the Director's positive determination, the City will be
28 enabled to abate certain taxes on real property located in the State Road CRA, in
29 order to provide an incentive for the creation and retention of jobs and investment
30 within the CRA; and
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32 WHEREAS, this Council has determined to provide economic development
33 assistance in the form of tax abatement to Albrecht, Inc. in connection with
34 improvements to a retail grocery and pharmacy located at 2226 State Road,
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36 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
37 Falls, County of Summit, and State of Ohio, that:
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39 Section 1. Subject to and in accordance with all required determinations to be
40 made by the State of Ohio Director of Development, the Director of Community
41 Development is hereby authorized to enter into a Community Reinvestment Area tax
42 exemption agreement in accordance with Ohio Revised Code §§3735.67 and
43 3735.671, with Albrecht, Inc., consistent with Resolution No. 9-2012 and the terms
44 set forth in the application for tax exemption attached hereto as Exhibit A, in order
45 to provide an exemption from real property tax at the percentage and for the
46 duration stipulated in said application.
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1 Section 2. This Council further authorizes the Mayor, Director of Finance,
2 Director of Community Development, Director of Law and any other city officials,
3 individually and/or collectively as may be appropriate, to prepare and execute such
4 other documents and do other things as are necessary or incidental to carrying out
5 the requirements of this legislation consistent with the terms of the attached
6 application.
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8 Section 3. Any ordinances or resolutions or portions of ordinances and
9 resolutions inconsistent herewith are hereby repealed, but any ordinances and
10 resolutions not inconsistent herewith and which have not previously been repealed
11 are hereby ratified and confirmed.
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13 Section 4. It is found and determined that all formal actions of this Council
14 concerning and relating to the adoption of this ordinance were adopted in an open
15 meeting of this Council, and that all deliberations of this Council and of any of its
16 committees that resulted in such formal action, were in meetings open to the public,
17 in compliance with all legal requirements including Chapter 107 of the Codified
18 Ordinances.
19

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

3-26-12

Mark Shary
President of Council

Catherine J. Meacham
Clerk of Council

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36 Approved:

3/27/12

D. Robert
Mayor

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41 3/12/12

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