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5 CITY OF CUYAHOGA FALLS, OHIO

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7 RESOLUTION NO. 3 - 2012

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9 A RESOLUTION EXPRESSING THIS COUNCIL'S INTENT  
10 TO REQUIRE THE ESTABLISHMENT OF RENOVATION  
11 AND CONSTRUCTION PERFORMANCE GOALS BASED  
12 ON "LEED" STANDARDS IN THE REDEVELOPMENT OF  
13 THE SCHWEBEL BAKING COMPANY SITE, AND  
14 DECLARING AN EMERGENCY.  
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16 WHEREAS, the City seeks the redevelopment of the Schwebel Baking Company site,  
17 which includes contiguous parcels of land located at 1950 Newberry Avenue (Parcel No.  
18 02-18449), 310 Tallmadge Avenue (Parcel No. 02-19506) and 406 Tallmadge Avenue  
19 (Parcel No. 02-18447), into the Schwebel Flex Industrial and Technology Center (the  
20 "Project"); and  
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22 WHEREAS, the City will seek financial assistance from the State of Ohio, through  
23 the Clean Ohio Revitalization Fund ("CORF"), administered by the Clean Ohio Council,  
24 for the purpose of supporting the environmental assessment, remediation, and  
25 infrastructure portions of the Project; and  
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27 WHEREAS, applicable CORF policies require that all infrastructure activities  
28 completed during the Project must follow Sustainable Best Practices, Leadership in  
29 Energy and Environmental Design (LEED), or Green Infrastructure Guidelines; and  
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31 WHEREAS, applicable CORF policies require that applications for CORF funding  
32 under the Sustainable Reinvestment Pilot Track must be accompanied by a resolution  
33 from the applicant's legislative authority that requires new construction on the Project  
34 property to follow LEED guidelines,  
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36 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga Falls,  
37 County of Summit and State of Ohio, that:  
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39 Section 1. This Council will enact such ordinances or rules as are necessary to  
40 require the use of building materials and methods that promote environmental quality,  
41 economic vitality, and social benefit through the design, construction and/or renovation  
42 at CORF project Schwebel Flex Industrial and Technology Center located at 1950  
43 Newberry Avenue, 310 Tallmadge Avenue, and 406 Tallmadge Avenue, Cuyahoga Falls,  
44 Ohio.  
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46 Section 2. This Council will enact such ordinances or rules as are necessary to  
47 require establishment of performance goals for both renovation and construction  
48 projects located at 1950 Newberry Avenue, 310 Tallmadge Avenue, and 406 Tallmadge  
49 Avenue, Cuyahoga Falls, Ohio and require utilization of Leadership in Energy and  
50 Environmental Design ("LEED") standards developed by the U.S. Green Building  
51 Council.  
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53 Section 3. Sections 1 and 2 of this resolution shall be effective only on and after the  
54 date that the City becomes a CORF grant recipient with respect to the proposed  
55 Schwebel Flex Industrial and Technology Center.

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Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this resolution 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 requirements, to the extent applicable, including Section 121.22 of the Ohio Revised Code.

Section 5. This resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and appropriate development of this property, 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: 1-9-12

Mark Harty  
President of Council

Cathleen J. Meacham  
Clerk of Council

Approved: 1/10/12

D. Robert  
Mayor

12/27/11  
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