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3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. 33 - 2017

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8 AN ORDINANCE AUTHORIZING THE CITY OF CUYAHOGA
9 FALLS TO TRANSFER REAL PROPERTY TO THE COMMUNITY
10 IMPROVEMENT CORPORATION OF CUYAHOGA FALLS TO
11 FACILITATE THE DEVELOPMENT OF THE PROPERTY, AND
12 DECLARING AN EMERGENCY.

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15 WHEREAS, certain real property owned by the City of Cuyahoga Falls is no longer needed
16 for public purpose; and

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18 WHEREAS, pursuant to Chapter 1724 of the Ohio Revised Code, and as authorized by
19 Resolution No. 40-1970, the Community Improvement Corporation of Cuyahoga Falls, Ohio (CIC)
20 was duly designated by the City of Cuyahoga Falls, Ohio as the City's agency for industrial,
21 commercial, distribution, and research development in the City of Cuyahoga Falls; and

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23 WHEREAS, one of the many goals of the CIC is to strive for assisting the economic growth
24 in the Cuyahoga Falls community; and

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26 WHEREAS, under Ohio Revised Code Chapter 1724, the City of Cuyahoga Falls may
27 designate the CIC as its agent in order to sell, lease, transfer or dispose of property; and

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29 WHEREAS, the owner of the property immediately next to the described lot has expressed
30 interest in purchasing the property; and

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32 WHEREAS, the property could be incorporated into a larger project that has been
33 ongoing; and

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35 WHEREAS, the proposed plan would foster economic growth in the City of Cuyahoga
36 Falls; and

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38 WHEREAS, the potential buyer has agreed to enter into an agreement allowing the City of
39 Cuyahoga Falls to retain valuable easements for utility and bridge maintenance.

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

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44 Section 1. The real property described in Exhibit A, attached hereto and made a part of
45 this Ordinance, is hereby determined no longer needed for public purpose by the City of
46 Cuyahoga Falls.

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48 Section 2. The use of the above described parcel for redevelopment will assist in
49 promoting the general welfare of the people of Cuyahoga Falls, Ohio by providing employment and
50 commercial development.

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52 Section 3. The Mayor, Director of Community Development, Director of Law, and other
53 City officials, as appropriate, be and are hereby authorized to execute, certify and/or furnish
54 other such documents and do all other actions as are necessary to transfer the property to the
55 Community Improvement Corporation of Cuyahoga Falls for purposes set forth in this ordinance.

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57 Section 4. Any other ordinances and resolutions or portions of ordinances and
58 resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions or
59 portions of ordinances and resolutions not inconsistent herewith and which have not previously
60 been repealed are hereby ratified and confirmed.

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Section 5. 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 6. This ordinance 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: 4-24-17




President of Council



Clerk of Council

Approved: 4-25-17



Mayor

3/27/17
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EXHIBIT A

Situated in the City of Cuyahoga Falls, formerly the Village of Silver Lake, County of Summit and State of Ohio and known as being part of Original Lot 13 of Stow Township, and bound and described as follows:

Beginning at the intersection of the Southern right of way line of Front St. (width varies) with the Westerly right of way line of Oak Park Blvd. (50' R/W) as recorded in Cuyahoga River Estates, P.B. 28, PG. 60-63 of Summit County records; thence Southerly along the Westerly right of way line of said Oak Park Blvd. to the center of the Cuyahoga River; thence Westerly downstream along the center of said river approximately 25 feet; thence Northerly along the Easterly line of a parcel now of formerly owned by Albert O. Klaben Jr., Trustee as recorded in Rec. 56133806 of Summit County records to the Southern right of way line of said Front St.; thence Easterly along said Front St. right of way 25 feet to the place of beginning.

Also known as being Parcel No. 2 of land deeded to the City of Cuyahoga Falls as recorded in D.V. 2638, Pg. 325-326 of Summit County records.