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4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 93 - 2014
8
9

10 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER
11 INTO A CONTRACT OR CONTRACTS, ACCORDING TO
12 LAW, FOR COST SHARING AND REIMBURSEMENT FOR
13 ENVIRONMENTAL MITIGATION AT 1745 S. FRONT
14 STREET WITH FALLS RIVER, LLC, AND DECLARING AN
15 EMERGENCY.
16
17

18 WHEREAS, this Council approved the 2014 Community Development Block
19 Grant Annual Action Plan ("Annual Action Plan") pursuant to Ordinance 46-2014,
20 and
21

22 WHEREAS, the Annual Action Plan set forth a certain amount of programming
23 costs to be used for brownfield cleanup and economic development, and
24

25 WHEREAS, Falls River, LLC is developing a mixed-use complex at 1745-1783 S.
26 Front Street and that requires environmental mitigation, and
27

28 WHEREAS, the development will be known as Riverwalk and will be a 5-building
29 mixed use development that includes housing and retail, and
30

31 WHEREAS, the Planning Commission approved Phase 1 of the site plan on
32 November 4, 2014.
33

34 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
35 Falls, County of Summit and State of Ohio, that:
36

37 Section 1. The Mayor is hereby authorized to enter into a contract or contracts,
38 according to law, for cost sharing and reimbursement with Falls River, LLC for
39 environmental mitigation in the Riverwalk Development.
40

41 Section 2. The Director of Finance is hereby authorized and directed to make
42 payment for same in an amount not to exceed \$100,000 from the Community
43 Development Block Grant Fund, line item Other Operations.
44

45 Section 3. Any other ordinances or resolutions or portions of ordinances and
46 resolutions inconsistent herewith are hereby repealed, but any ordinances and
47 resolutions not inconsistent herewith and which have not previously been repealed
48 are hereby ratified and confirmed.
49

50 Section 4. It is found and determined that all formal actions of this Council
51 concerning and relating to the adoption of this ordinance were adopted in an open
52 meeting of this Council, and that all deliberations of this Council and of any of its
53 committees that resulted in such formal action, were in meetings open to the public,
54 in compliance with all legal requirements, to the extent applicable, including Chapter
55 107 of the Codified Ordinances.

56
57 Section 5. This ordinance is hereby declared to be an emergency measure
58 necessary for the preservation of the public peace, health, safety, convenience and
59 welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that
60 it is immediately necessary to permit timely and appropriate development of this
61 property, and provided it receives the affirmative vote of two thirds of the members
62 elected or appointed to Council, it shall take effect and be in force immediately upon
63 its passage and approval by the Mayor; otherwise it shall take effect and be in force
64 at the earliest period allowed by law.

65
66 Passed: 11/24/2014

Mary Ellen Pyke
President of Council

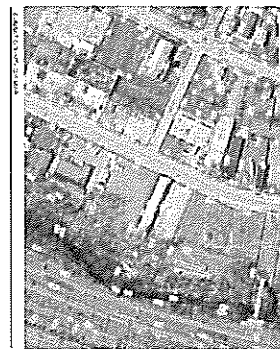
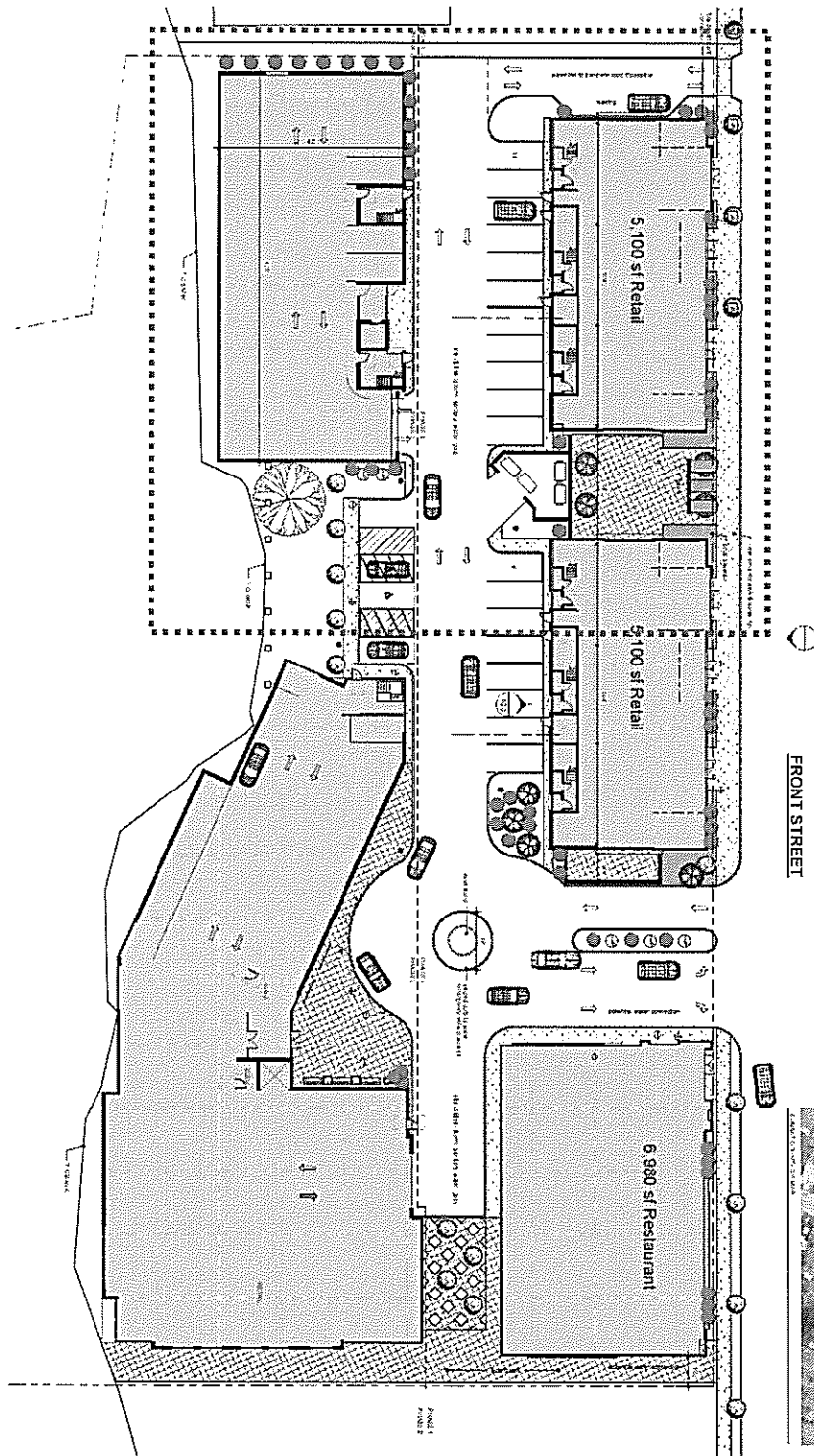
Deanna Cain
Clerk of Council

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72 Approved: 11-25-14

[Signature]
Mayor

73
74
75
76 11/10/14

77 O:\2014ords\Riverwalk Cost Sharing Agreement Sub.doc



| <p>Sheet No. A0.1</p> <p>Project Name Riverwalk Development</p> <p>Scale 1/8" = 1'-0"</p> | <p>Project Site Plan</p> | <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>11-11-11</td> <td>PRELIMINARY</td> </tr> <tr> <td>2</td> <td>11-11-11</td> <td>11-11-11</td> </tr> <tr> <td>3</td> <td>11-11-11</td> <td>11-11-11</td> </tr> <tr> <td>4</td> <td>11-11-11</td> <td>11-11-11</td> </tr> <tr> <td>5</td> <td>11-11-11</td> <td>11-11-11</td> </tr> <tr> <td>6</td> <td>11-11-11</td> <td>11-11-11</td> </tr> <tr> <td>7</td> <td>11-11-11</td> <td>11-11-11</td> </tr> <tr> <td>8</td> <td>11-11-11</td> <td>11-11-11</td> </tr> <tr> <td>9</td> <td>11-11-11</td> <td>11-11-11</td> </tr> <tr> <td>10</td> <td>11-11-11</td> <td>11-11-11</td> </tr> </table> | NO. | DATE | DESCRIPTION | 1 | 11-11-11 | PRELIMINARY | 2 | 11-11-11 | 11-11-11 | 3 | 11-11-11 | 11-11-11 | 4 | 11-11-11 | 11-11-11 | 5 | 11-11-11 | 11-11-11 | 6 | 11-11-11 | 11-11-11 | 7 | 11-11-11 | 11-11-11 | 8 | 11-11-11 | 11-11-11 | 9 | 11-11-11 | 11-11-11 | 10 | 11-11-11 | 11-11-11 |
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| 1 | 11-11-11 | PRELIMINARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 11-11-11 | 11-11-11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 11-11-11 | 11-11-11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 10 | 11-11-11 | 11-11-11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Riverwalk Development

Testa Enterprises
2331 Second Street
Cuyahoga Falls, Ohio 44221



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PRELIMINARY
FOR REFERENCE
ONLY
NOT FOR
CONSTRUCTION