

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. 4 - 2021

6
7 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
8 REAL ESTATE PURCHASE AGREEMENT WITH RIVER RUN
9 COMMONS, LLC., ACCORDING TO LAW, IN AN AMOUNT NOT TO
10 EXCEED \$55,000.00, UTILIZING COMMUNITY DEVELOPMENT
11 BLOCK GRANT FUNDS, FOR THE PURCHASE OF CERTAIN
12 PROPERTY KNOWN AS V/L GERMAINE STREET, CUYAHOGA
13 FALLS, OHIO 44221 (PARCEL 02-00381) AND A MEMORANDUM
14 OF UNDERSTANDING WITH HABITAT FOR HUMANITY OF
15 SUMMIT COUNTY, FOR THE CONSTRUCTION OF A SINGLE-
16 FAMILY RESIDENTIAL UNIT, FOR A LOW-TO-MODERATE
17 INCOME FAMILY, AND DECLARING AN EMERGENCY.

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19 WHEREAS, the City of Cuyahoga Falls is the recipient of Community Development Block
20 Grant ("CDBG") funds through the Department of Housing and Urban Development; and

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22 WHEREAS, CDBG funds are to be utilized to achieve decent housing, a suitable living
23 environment, and expanded economic opportunities for low-to-moderate income individuals; and

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25 WHEREAS, CDBG funds can be utilized to acquire property for the future construction of
26 housing for low-to-moderate income individuals; and

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28 WHEREAS, the City of Cuyahoga Falls wishes to purchase the real property known as V/L
29 Germaine Street, Cuyahoga Falls, Ohio 44221, Parcel 02-00381, from River Run Commons, LLC
30 in an amount not to exceed \$55,000.00, with CDBG funds.

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32 WHEREAS, the City of Cuyahoga Falls wishes to enter into a Memorandum of Understanding
33 with Habitat for Humanity of Summit County for the construction of a single-family residential
34 unit to be built on the aforementioned real property and sold to a low-to-moderate income family;
35 and

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37 NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Cuyahoga Falls, County
38 of Summit, State of Ohio, that:

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40 Section 1. The Mayor is hereby authorized to enter into a real estate purchase agreement
41 with River Run Commons, LLC., for the purchase of real property known as V/L Germaine Street,
42 Cuyahoga Falls, Ohio 44221, Parcel 02-00381, with CDBG funds, in an amount not to exceed
43 \$55,000.00.

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45 Section 2. The Director of Finance is hereby authorized to increase appropriations in the
46 CDBG Fund, line item Capital Outlay by \$55,000.00 and decrease appropriations in the CDBG
47 Fund, line item Other Operations by \$55,000.00 and to make payment for same from the CDBG
48 Fund, line item Capital Outlay.

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50 Section 3. The Mayor is hereby authorized to enter into a Memorandum of Understanding
51 with Habitat of Humanity of Summit County for the construction of a single-family residential
52 unit that will be sold to a low-to-moderate income family.

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54 Section 4. This Council further authorizes the Mayor, Director of Finance, Director of
55 Community Development, Director of Law, and any other public officials, individually and/or

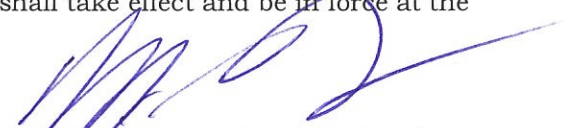
56 collectively as may be appropriate, to prepare and execute such other documents and do other
57 things as are necessary or incidental to carrying out the requirements of this legislation.
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59 Section 5. Any ordinance or resolution or portions of ordinances and resolutions inconsistent
60 herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and
61 which have not previously been repealed are hereby ratified and confirmed.
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63 Section 6. It is found and determined that all formal actions of this Council concerning and
64 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
65 that all deliberations of this Council and of any of its committees that resulted in such formal
66 action, were in meetings open to the public, in compliance with all legal requirements including
67 Chapter 107 of the Codified Ordinances.
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69 Section 7. This ordinance is hereby declared to be an emergency measure necessary of the
70 preservation of the public peace, health, safety, convenience, and welfare of the City of Cuyahoga
71 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of
72 the members elected or appointed to Council, it shall take effect and be in force immediately
73 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the
74 earliest period allowed by law.
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77 Passed: 1-11-2021



President of Council

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82 Clerk of Council



Clerk of Council

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85 Approved: 1-12-2021



Mayor