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3 CITY OF CUYAHOGA FALLS, OHIO

4  
5 RESOLUTION NO. || - 2023

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7 A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF  
8 THE TAX INCENTIVE REVIEW COUNCIL AND THE  
9 COMMUNITY REINVESTMENT AREA HOUSING COUNCIL  
10 CONCERNING ENTERPRISE ZONE AND COMMUNITY  
11 REINVESTMENT AREA TAX EXEMPTION AGREEMENTS  
12 WITHIN THE CITY OF CUYAHOGA FALLS, AND DECLARING  
13 AN EMERGENCY.

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15 WHEREAS, the City of Cuyahoga Falls has designated certain areas within the city as  
16 Enterprise Zones pursuant to Ohio Revised Code ("R.C.") §5709.61-69, and as  
17 Community Reinvestment Areas, pursuant to R.C. §3735.65 *et seq.*; and

18  
19 WHEREAS, pursuant to these statutes, the City of Cuyahoga Falls has entered into  
20 Enterprise Zone and Community Reinvestment Area tax exemption agreements (the "tax  
21 exemption agreements") with various property owners in the mentioned areas for the  
22 abatement of portions of the property owners' real property taxes as incentives for the  
23 businesses and homeowners to invest in the community; and

24  
25 WHEREAS, the City has established a Tax Incentive Review Council pursuant to R.C.  
26 §5709.85, and a Community Reinvestment Area Housing Council pursuant to Ord. No.  
27 95-2004, for the purpose of annually assessing whether each owner of property exempted  
28 from taxation pursuant to a tax exemption agreement has complied with the agreement;  
29 and

30  
31 WHEREAS, the Tax Incentive Review Council is required to annually submit written  
32 recommendations to this Council concerning whether each tax exemption agreement  
33 subject to its review should be continued, amended or terminated; and

34  
35 WHEREAS, this Council has received the recommendations of the Tax Incentive  
36 Review Council and the Community Reinvestment Area Housing Council relative to tax  
37 exemption agreements in effect in tax year 2022; and

38  
39 WHEREAS, R.C. §5709.85 requires the legislative authority of a local government  
40 granting Enterprise Zone or Community Reinvestment Area tax exemptions to continue,  
41 amend or terminate all or any portion of the recommendations of its Tax Incentive Review  
42 Council.

43  
44 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga Falls,  
45 County of Summit, and State of Ohio, that:

46  
47 Section 1. This Council hereby accepts the recommendations of the Tax Incentive  
48 Review Council and the Community Reinvestment Area Housing Council for tax  
49 exemption agreements in effect during the 2022 tax year, as follows:

<u>Tax Exemption Agreement with:</u>	<u>Recommendation</u>
2821 Front Street - Missing Mountain Brewery	Continue/Cuy. Falls
Albrecht Inc. - Acme #10	Expired/Cuy. Falls
Arkay Properties LLC - Triad	Continue/Cuy. Falls

	<b><u>Tax Exemption Agreement with:</u></b>	<b><u>Recommendation</u></b>
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58	CL Partners, LLC (Formerly Harbor Castings, Inc.)	Continue/Cuy. Falls
59	Coming Attractions Development, LLC	Continue/Cuy. Falls
60	Falls River LLC – Riverwalk	Continue/Cuy. Falls
61	Parfait Properties, LLC	Continue/Cuy. Falls
62	Portage Community Bank	
63	Continue/Cuy. Falls	
64	Village at Watermark LLC	Continue/Cuy. Falls
65	CF Legacy 2020, LLC	PENDING/Cuy. Falls
66	Alro Steel Corporation	Continue/Hudson
67	Sunspport Properties, LLC (Buckeye Sports Center, Inc.)	Continue/Hudson
68	Kyocera/SGS Precision Tools- Enterprise Zone (2014)	Continue/Woodridge
69	Williams Land Corp- Enterprise Zone	Continue/Woodridge
70	Cascade Auto Group	Continue/Woodridge
71	Decker Fasteners	Continue/Woodridge
72	French Mill Run	Continue/Woodridge
73	GoJo Industries, Inc.	Expired/Woodridge
74	McHale Group, LTD and Eagle Elastomer, Inc.	Continue/Woodridge
75	Menard, Inc.	Continue/Woodridge
76	State 8 Motorcycles	Continue/Woodridge
77	Technicote, Inc. & CFO Realty	Continue/Woodridge
78	BVI Realty, LLC	PENDING/Woodridge
79	Freeman, Frank- 1846 Front – Unit 3	Continue
80	Terry, Lisa & Ritenauer, Scott- 1846 Front – Unit 4	Continue
81	McCullough, Timothy-1846 Front – Unit 5	Continue
82	Trustees, Brue, Randal & Gayle- 1846 Front – Unit 6	Continue
83	Mahoney-Knepp, Kathleen - 1846 Front – Unit 7	Continue
84	Waldron, Mark- 1846 Front – Unit 8	Continue
85	Somers, Jenette- 1846 Front – Unit 9	Continue
86	Salaheddine, Robby- 1846 Front – Unit 10	Continue
87	Wilkins, Raymond & Janet- 1846 Front – Unit 11	Continue
88	Juszczec, Mark & Janice- 1846 Front – Unit 12	Continue
89	Hands, David L, Trustee- 1846 Front – Unit 13	Continue
90	Hogston, Michael & Holly- 1846 Front – Unit 14	Continue
91	Miles, Amanda- 647 School Avenue	Continue
92	Sawyer, Luke & Lynch, Jodie- 1859 4 <sup>th</sup> Street	Continue
93	Thomas, Keith and Tanesha- 741 Magnolia Avenue	Continue
94	Walker, Akisha- 749 Magnolia Avenue	Continue
95	Shouxing, Liang & Jiandan, Liu- 4582 Lakeside Oval	Continue
96	Lindsay, LaToya & Andrew- 4590 Lakeside Oval	Continue
97	Garcia-Martinez, Ariel & Andrade, Katherine- 4591 Lakeside Oval	Continue
98	Abood, Daniel & Vrable, Karla- 4594 Lakeside Oval	Continue
99	Tan, KwekTze & Lee, Pei Ling- 4595 Lakeside Oval	Continue
100	Borra, Harish & Kelly- 4598 Lakeside Oval	Continue
101	Liu- Zhifu & Wen Cong- 4599 Lakeside Oval	Continue
102	Farah, Sophie & Ems, Raleigh- 4602 Lakeside Oval	Continue
103	Kurane, Abhijit & Priyanka- 4603 Lakeside Oval	Continue
104	Liu, Pei Yang & Koo, Oliver- 4607 Lakeside Oval	Continue
105	Henry, Christopher- 4611 Lakeside Oval	Continue
106	Guan, Tianyuan - 4614 Lakeside Oval	Continue
107	Lema, Dora & Aquino, Francisco- 4615 Lakeside Oval	Continue
108	Miletti, Joshua- 4618 Lakeside Oval	Continue
109	Ziats, Christopher & Nicole- 4619 Lakeside Oval	Continue
110	McCarty, Justin & Tracy- 4622 Lakeside Oval	Continue

	<b>Tax Exemption Agreement with:</b>	<b>Recommendation</b>
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113	Schelder, Jason & Jiaianella, Sara- 4623 Lakeside Oval	Continue
114	Goodyk, Daniel & Sara- 4626 Lakeside Oval	Continue
115	Dolan, Trista, Trustee- 4627 Lakeside Oval	Continue
116	Sonntag, Andrea & David- 4631 Lakeside Oval	Continue
117	Gable, Justin & Chelsea- 4632 Lakeside Oval	Continue
118	Sheeler, Erika- 4635 Lakeside Oval	Continue
119	Gill, Varinder Singh & Gill, Jaswinder Kaur- 4591 Pebble Creek Ct.	Continue
120	Aldridge, Ricky & Erin- 4594 Pebble Creek	Continue
121	Singh, Kaaranijit & Badesha, Ravinder Kaur- 4595 Pebble Creek Ct.	Continue
122	Dodd, Andrew & Michelle- 4598 Pebble Creek Ct.	Continue
123	All State Trucking, LLC- 4599 Pebble Creek Ct.	Continue
124	Singh, Tajinder & Kaur, Ravinder- 4602 Pebble Creek Ct.	Continue
125	Vidovich, David & Robin- 4603 Pebble Creek Ct.	Continue
126	Bowers, Carmen & Travis- 4606 Pebble Creek Ct.	Continue
127	Ciepiel, Arianna & Gency, Brandon- 4607 Pebble Creek Ct.	Continue
128	Jean, Carly & Jesse- 4610 Pebble Creek Ct.	Continue
129	Regan, Mitchell & Tiffany- 4611 Pebble Creek Ct.	Continue
130	Jianella, Jason- 4614 Pebble Creek Ct.	Continue
131	Sabic, Kemal & Elma- 4615 Pebble Creek Ct.	Continue
132	Psaras, Peter & Bair, Cassandra- 4618 Pebble Creek Ct.	Continue
133	Beaulieu, Tessa & Edmund- 4619 Pebble Creek Ct.	Continue
134	Stein, Chad & Manes, Jennifer- 4622 Pebble Creek Ct.	Continue
135	Mihalik, Matthew & Heather- 4623 Pebble Creek Ct.	Continue
136	Thomas, Sara- 4626 Pebble Creek Ct.	Continue
137	Nguyen, Vinh & Nhung Cam- 4627 Pebble Creek Ct.	Continue
138	Fenstermaker, David & Ronnica- 4630 Pebble Creek Ct.	Continue
139	Rzeszortarski, Michael & Angela- 4631 Pebble Creek Ct.	Continue
140	Lin, Chai & Ou, Shuyun- 4635 Pebble Creek Ct.	Continue
141	Arm, Brian & Claudine- 4639 Pebble Creek Ct.	Continue
142	Bektic, Zemira & Enver- 4642 Pebble Creek Ct.	Continue
143	Kim, Hyanghwa & Cho, Nam Woog- 4643 Pebble Creek Ct.	Continue
144	Negrillo, Kelli & Massis- 4647 Pebble Creek Ct.	Continue
145	Jeong, Hyojin & Yoo, Ji Eun- 4581 Preserve Circle	Continue
146	Khatri, Roshan - 4582 Preserve Circle	Continue
147	Osman, Moussa & Alhoussein, Ibtisam- 4590 Preserve Circle	Continue
148	Bhagat, Mayur & Priti- 4591 Preserve Circle	Continue
149	Weinberg, Matthew & Jamie- 4594 Preserve Circle	Continue
150	Najm, Riham Ali & Matar, Houssam- 4595 Preserve Circle	Continue
151	Fabry, Derek & Michelle- 4598 Preserve Circle	Continue
152	Henderson, Clarence & Shakita- 4599 Preserve Circle	Continue
153	Hardman, Hunter Taylor- 4602 Preserve Circle	Continue
154	Brown, James & Holly Ann- 4606 Preserve Circle	Continue
155	Herrera, Cesar & Hernandez, Laura- 4607 Preserve Circle	Continue
156	Marinchek, Karla & Scott- 4610 Preserve Circle	Continue
157	Brooks, Dustin & Heather- 4611 Preserve Circle	Continue
158	Fominyam, Nicholas & Mafon- 10 Salt Creek Run	Continue
159	Whitten, Jason & Green, Amanda- 11 Salt Creek Run	Continue
160	Spalding, Stephen- 20 Salt Creek Run	Continue
161	Najm, Riham & Najm Houssam- 21 Salt Creek Run	Continue
162	Karic, Michael & Shelby- 30 Salt Creek Run	Continue
163	Chung, Samuel & Joseph- 31 Salt Creek Run	Continue
164	Bafna, Garima & Vishal- 40 Salt Creek	Continue
165	Yaragoria, Srimanth & Ragir, Swapna- 50 Salt Creek Run	Continue

	<u>Tax Exemption Agreement with:</u>	<u>Recommendation</u>
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168	Hyde, Michael & Jane- 60 Salt Creek Run	Continue
169	Sheth, Vivekkumar & Prikh, Mruga- 61 Salt Creek Run	Continue
170	Dibo, Antoun & Lauren- 70 Salt Creek Run	Continue
171	Pancake, Robert & Patricia- 71 Salt Creek Run	Continue
172	Lin, Timothy & Heidi- 80 Salt Creek Run	Continue
173	Huang, Hanquin & Shu, Lin- 81 Salt Creek Run	Continue
174	Erkkila, Mark & Jerrica- 90 Salt Creek Run	Continue
175	Kuzmik, James & Tonya- 91 Salt Creek Run	Continue
176	Derani, Talai & Gunduz, Deniz- 100 Salt Creek Run	Continue
177	Ghosai, Durga & Banerjee, Poojarini- 110 Salt Creek Run	Continue
178	Destephano, Charles & Jamie- 120 Salt Creek Run	Continue
179	Turner, Tiffany & Mohr, Chase- 131 Salt Creek Run	Continue
180	Brashear, Linda- 140 Salt Creek Run	Continue
181	Robson, Brian & Krystel- 141 Salt Creek Run	Continue
182	Merwin, Frank- 150 Salt Creek Run	Continue
183	Wagner, Melanie & David- 151 Salt Creek Run	Continue
184	Dickey, Phillip & Allison- 160 Salt Creek Run	Continue
185	Rui, Lui & Mengsha, Hu- 161 Salt Creek Run	Continue
186	Adil, Saima- 170 Salt Creek Run	Continue
187	Covas, Michael & Stephanie- 171 Salt Creek Run	Continue
188	Luczywo, Jacquelyn & Todd- 180 Salt Creek Run	Continue
189	Sabo, Michael & Oldaker, Jonathan- 181 Salt Creek Run	Continue
190	Barry, Mark & Hope- 190 Salt Creek Run	Continue
191	Brackley, MariLou- 200 Salt Creek Run	Continue
192	Gotschall, Stephanie & Downing, Courtney- 210 Salt Creek Run	Continue
193	Brown, Gregory & Shellie- 211 Salt Creek Run	Continue
194	Wang, Junpeng & Huang, Jie- 220 Salt Creek Run	Continue
195	Sienghchum, Tritti & Natechanok, Thaminemdee- 221 Salt Creek	Continue
196	Husain, Itekhar & Zafiruddin, Farhatulain- 230 Salt Creek Run	Continue
197	Weatherbee, Jacob & Amanda- 231 Salt Creek Run	Continue
198	Hamad, Mohammad & Awad, Ammal- 4575 South Creek Road	Continue
199	Ficquette, Arnold & Kristina- 4590 State Road	Continue
200	Oloyede, Emmanuel- 4596 State Road	Continue

201  
202 Section 2. Any other ordinances or resolutions or portions of ordinances and  
203 resolutions inconsistent herewith are hereby repealed, but any ordinances and  
204 resolutions not inconsistent herewith and which have not previously been repealed are  
205 hereby ratified and confirmed.  
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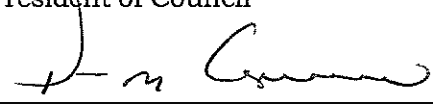
207 Section 3. It is found and determined that all formal actions of this Council  
208 concerning and relating to the acceptance of this resolution were adopted in an open  
209 meeting of this Council, and that all deliberations of this Council and of any of its  
210 committees that resulted in such formal action, were in meetings open to the public, in  
211 compliance with all legal requirements, to the extent applicable, including Chapter 107  
212 of the Codified Ordinances.  
213

214 Section 4. This resolution is hereby declared to be an emergency measure necessary  
215 for the preservation of the public peace, health, safety, convenience and welfare of the  
216 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the  
217 affirmative vote of two thirds of the members elected or appointed to Council, it shall take  
218 effect and be in force immediately upon its passage and approval by the Mayor; otherwise  
219 it shall take effect and be in force at the earliest period allowed by law.

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Passed: 9-25-2023

  
\_\_\_\_\_  
President of Council

  
\_\_\_\_\_  
Clerk of Council

Approved: 9-25-2023

  
\_\_\_\_\_  
Mayor

9/11/23  
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