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4 CITY OF CUYAHOGA FALLS, OHIO

5  
6 ORDINANCE NO. 104 -2023

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8 AN ORDINANCE AUTHORIZING THE MAYOR  
9 TO ENTER INTO A COMMUNITY  
10 REINVESTMENT AREA AGREEMENT WITH  
11 4204 WYOGA LAKE, LLC, AND DECLARING AN  
12 EMERGENCY.  
13

14 WHEREAS, pursuant to Ordinance No. 69-2006 passed June 26, 2006, this Council  
15 established and designated the boundaries of the Northern Community Reinvestment  
16 Area ("CRA") pursuant to Ohio Revised Code §3735.65 et seq. to encourage the  
17 development of real property within the CRA; and  
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19 WHEREAS, pursuant to Ordinance 114-2010 passed on October 25, 2010, this  
20 Council amended Ordinance No. 69-2006 passed June 26, 2006, in order to expand the  
21 eligible zoning districts within the Northern CRA in order to encourage further  
22 development of real property within its boundaries; and  
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24 WHEREAS, the City Council and the Administration wish to provide assistance to  
25 4204 Wyoga Lake, LLC, for the construction of a 13,900 square-foot multi-tenant  
26 office/warehouse building and 32,400 square feet of temperature controlled self-storage  
27 units that will be divided into three (3) buildings located at 4204 Wyoga Lake Road,  
28 Cuyahoga Falls, Ohio 44224 (Parcel #3507242); and  
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30 WHEREAS, the City intends to provide a Community Reinvestment Area Tax  
31 Exemption to 4204 Wyoga Lake, LLC for a period of ten (10) years at the rate of fifty  
32 percent (50%);  
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34 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,  
35 County of Summit, and State of Ohio:  
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37 Section 1. That the Mayor is hereby authorized to enter into a Community  
38 Reinvestment Area (CRA) Agreement with 4204 Wyoga Lake, LLC, consistent with the  
39 terms in the proposed CRA Agreement and corresponding Application attached hereto  
40 as Exhibit A. This will provide real property tax relief at the percentage and length of  
41 abatement as stipulated in said Agreement and corresponding Application to benefit the  
42 City and be consistent with the objectives of this ordinance.  
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44 Section 2. That Council further authorizes the Mayor, Director of Finance, Director  
45 of Community Development, Director of Law, and any other city officials, individually  
46 and/or collectively as may be appropriate, to prepare and execute such other documents  
47 and do other things that are necessary for and incidental to carrying out the  
48 requirements of this legislation consistent with the terms of the attached Agreement and  
49 corresponding Application.  
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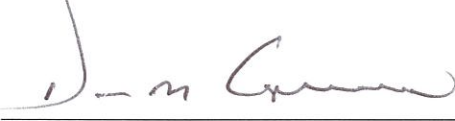
51 Section 3. That any ordinances or resolutions or portions of ordinances and  
52 resolutions inconsistent herewith be and the same are hereby repealed, but any  
53 ordinances and resolutions not inconsistent herewith and which have not previously  
54 been repealed are hereby ratified and confirmed.  
55

56 Section 4. That it is found and determined that all formal actions of this Council  
57 concerning and relating to the adoption of this ordinance were adopted in an open  
58 meeting of this Council, and that all deliberations of this Council and of any of its  
59 committees that resulted in such formal action, were in meetings open to the public, in  
60 compliance with all legal requirements, to the extent applicable, including Chapter 107  
61 of the Codified Ordinances.  
62

63 Section 5. That this ordinance is hereby declared to be an emergency measure  
64 necessary for the preservation of the public peace, health, safety, convenience and  
65 welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it  
66 receives the affirmative vote of two thirds of the members elected or appointed to  
67 Council, it shall take effect and be in force immediately upon its passage and approval  
68 by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed  
69 by law.  
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73 Passed: 10-9-2023

  
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President of Council

  
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Clerk of Council

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83 Approved: 10-9-2023

  
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Mayor

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86 9/25/23

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