

## CITY OF CUYAHOGA FALLS, OHIO

## RESOLUTION NO. 10 - 2024

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

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

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

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

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

WHEREAS, this Council has received the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council relative to tax exemption agreements in effect in tax year 2023; and

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

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

Section 1. This Council hereby accepts the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council for tax exemption agreements in effect during the 2023 tax year, as follows:

**Tax Exemption Agreement with:****Recommendation**

2821 Front Street - Missing Mountain Brewery  
Arkay Properties LLC - Triad

Continue/Cuy. Falls  
Continue/Cuy. Falls

56	CL Partners, LLC (Formerly Harbor Castings, Inc.)	Continue/Cuy. Falls
57	Coming Attractions Development, LLC	Continue/Cuy. Falls
58	Falls River LLC – Riverwalk	Continue/Cuy. Falls
59	Parfait Properties, LLC	Continue/Cuy. Falls
60	Portage Community Bank	Continue/Cuy. Falls
61	Village at Watermark LLC	Continue/Cuy. Falls
62	CF Legacy 2020, LLC	PENDING/Cuy. Falls
63	Alro Steel Corporation	Continue/Hudson
64	Sunsport Properties, LLC (Buckeye Sports Center, Inc.)	Continue/Hudson
65	Kyocera/SGS Precision Tools- Enterprise Zone (2014)	Continue/Woodridge
66	Williams Land Corp- Enterprise Zone	Continue/Woodridge
67	Cascade Auto Group	Continue/Woodridge
68	Decker Fasteners	Continue/Woodridge
69	French Mill Run	Continue/Woodridge
70	McHale Group, LTD and Eagle Elastomer, Inc.	Continue/Woodridge
71	Menard, Inc.	Continue/Woodridge
72	State 8 Motorcycles	Continue/Woodridge
73	Technicote, Inc. & CFO Realty	Continue/Woodridge
74	4204 Wyoga Lake, LLC	PENDING/Woodridge
75	BVI Realty, LLC	PENDING/Woodridge
76	Freeman, Frank- 1846 Front – Unit 3	Continue
77	Terry, Lisa & Ritenauer, Scott- 1846 Front – Unit 4	Continue
78	McCullough, Timothy-1846 Front – Unit 5	Continue
79	Trustees, Brue, Randal & Gayle- 1846 Front – Unit 6	Continue
80	Mahoney-Knepp, Kathleen - 1846 Front – Unit 7	Continue
81	Waldron, Mark- 1846 Front – Unit 8	Continue
82	Somers, Jenette- 1846 Front – Unit 9	Continue
83	Salaheddine, Robby- 1846 Front – Unit 10	Continue
84	Wilkins, Raymond & Janet- 1846 Front – Unit 11	Continue
85	Juszcze, Mark & Janice- 1846 Front – Unit 12	Continue
86	Hands, David L, Trustee- 1846 Front – Unit 13	Continue
87	Hogston, Michael & Holly- 1846 Front – Unit 14	Continue
88	Miles, Amanda- 647 School Avenue	Continue
89	Sawyer, Luke & Lynch, Jodie- 1859 4 <sup>th</sup> Street	Continue
90	Thomas, Keith and Tanesha- 741 Magnolia Avenue	Continue
91	Walker, Akisha- 749 Magnolia Avenue	Continue
92	Shouxing, Liang & Jiandan, Liu- 4582 Lakeside Oval	Continue
93	Lindsay, LaToya & Andrew- 4590 Lakeside Oval	Continue
94	Garcia-Martinez, Ariel & Andrade, Katherine- 4591 Lakeside Oval	Continue
95	Abood, Daniel & Vrable, Karla- 4594 Lakeside Oval	Continue
96	Tan, KwekTze & Lee, Pei Ling- 4595 Lakeside Oval	Continue
97	Borra, Harish & Kelly- 4598 Lakeside Oval	Continue
98	Liu- Zhifu & Wen Cong- 4599 Lakeside Oval	Continue
99	Farah, Sophie & Ems, Raleigh- 4602 Lakeside Oval	Continue
100	Kurane, Abhijit & Priyanka- 4603 Lakeside Oval	Continue
101	Liu, Pei Yang & Koo, Oliver- 4607 Lakeside Oval	Continue
102	Henry, Christopher- 4611 Lakeside Oval	Continue
103	Guan, Tianyuan - 4614 Lakeside Oval	Continue
104	Lema, Dora & Aquino, Francisco- 4615 Lakeside Oval	Continue
105	Miletti, Joshua- 4618 Lakeside Oval	Continue
106	Ziats, Christopher & Nicole- 4619 Lakeside Oval	Continue
107	McCarty, Justin & Tracy- 4622 Lakeside Oval	Continue
108	Schelder, Jason & Jiaianella, Sara- 4623 Lakeside Oval	Continue
109	Goodyk, Daniel & Sara- 4626 Lakeside Oval	Continue
110	Dolan, Trista, Trustee- 4627 Lakeside Oval	Continue



111	Sonntag, Andrea & David- 4631 Lakeside Oval	Continue
112	Gable, Justin & Chelsea- 4632 Lakeside Oval	Continue
113	Sheeler, Erika- 4635 Lakeside Oval	Continue
114	Gill, Varinder Singh & Gill, Jaswinder Kaur- 4591 Pebble Creek Ct.	Continue
115	Aldridge, Ricky & Erin- 4594 Pebble Creek	Continue
116	Singh, Kaaranijit & Badesha, Ravinder Kaur- 4595 Pebble Creek Ct.	Continue
117	Dodd, Andrew & Michelle- 4598 Pebble Creek Ct.	Continue
118	All State Trucking, LLC- 4599 Pebble Creek Ct.	Terminate
119	Singh, Tajinder & Kaur, Ravinder- 4602 Pebble Creek Ct.	Continue
120	Vidovich, David & Robin- 4603 Pebble Creek Ct.	Continue
121	Bowers, Carmen & Travis- 4606 Pebble Creek Ct.	Continue
122	Ciepiel, Arianna & Gency, Brandon- 4607 Pebble Creek Ct.	Continue
123	Jean, Carly & Jesse- 4610 Pebble Creek Ct.	Continue
124	Regan, Mitchell & Tiffany- 4611 Pebble Creek Ct.	Continue
125	Jianella, Jason- 4614 Pebble Creek Ct.	Continue
126	Sabic, Kemal & Elma- 4615 Pebble Creek Ct.	Continue
127	Psaras, Peter & Bair, Cassandra- 4618 Pebble Creek Ct.	Continue
128	Beaulieu, Tessa & Edmund- 4619 Pebble Creek Ct.	Continue
129	Stein, Chad & Manes, Jennifer- 4622 Pebble Creek Ct.	Continue
130	Mihalik, Matthew & Heather- 4623 Pebble Creek Ct.	Continue
131	Thomas, Sara- 4626 Pebble Creek Ct.	Continue
132	Nguyen, Vinh & Nhung Cam- 4627 Pebble Creek Ct.	Continue
133	Fenstermaker, David & Ronnica- 4630 Pebble Creek Ct.	Continue
134	Rzeszortarski, Michael & Angela- 4631 Pebble Creek Ct.	Continue
135	Lin, Chai & Ou, Shuyun- 4635 Pebble Creek Ct.	Continue
136	Arm, Brian & Claudine- 4639 Pebble Creek Ct.	Continue
137	Bektic, Zemira & Enver- 4642 Pebble Creek Ct.	Continue
138	Kim, Hyanghwa & Cho, Nam Woog- 4643 Pebble Creek Ct.	Continue
139	Negrillo, Kelli & Massis- 4647 Pebble Creek Ct.	Continue
140	Jeong, Hyojin & Yoo, Ji Eun- 4581 Preserve Circle	Continue
141	Khatri, Roshan - 4582 Preserve Circle	Continue
142	Osman, Moussa & Alhoussein, Ibtisam- 4590 Preserve Circle	Continue
143	Bhagat, Mayur & Priti- 4591 Preserve Circle	Continue
144	Weinberg, Matthew & Jamie- 4594 Preserve Circle	Continue
145	Najm, Riham Ali & Matar, Houssam- 4595 Preserve Circle	Continue
146	Fabry, Derek & Michelle- 4598 Preserve Circle	Continue
147	Henderson, Clarence & Shakita- 4599 Preserve Circle	Continue
148	Hardman, Hunter Taylor- 4602 Preserve Circle	Continue
149	Brown, James & Holly Ann- 4606 Preserve Circle	Continue
150	Herrera, Cesar & Hernandez, Laura- 4607 Preserve Circle	Continue
151	Marinchek, Karla & Scott- 4610 Preserve Circle	Continue
152	Brooks, Dustin & Heather- 4611 Preserve Circle	Continue
153	Fominyam, Nicholas & Mafon- 10 Salt Creek Run	Continue
154	Whitten, Jason & Green, Amanda- 11 Salt Creek Run	Continue
155	Spalding, Stephen- 20 Salt Creek Run	Continue
156	Najm, Riham & Najm Houssam- 21 Salt Creek Run	Continue
157	Karic, Michael & Shelby- 30 Salt Creek Run	Continue
158	Chung, Samuel & Joseph- 31 Salt Creek Run	Continue
159	Bafna, Garima & Vishal- 40 Salt Creek	Continue
160	Yaragoria, Srimanth & Ragir, Swapna- 50 Salt Creek Run	Continue
161	Hyde, Michael & Jane- 60 Salt Creek Run	Continue
162	Sheth, Vivekkumar & Prikh, Mruga- 61 Salt Creek Run	Continue
163	Dibo, Antoun & Lauren- 70 Salt Creek Run	Continue
164	Pancake, Robert & Patricia- 71 Salt Creek Run	Continue
165	Lin, Timothy & Heidi- 80 Salt Creek Run	Continue

166	Huang, Hanquin & Shu, Lin- 81 Salt Creek Run	Continue
167	Erkkila, Mark & Jerrica- 90 Salt Creek Run	Continue
168	Kuzmik, James & Tonya- 91 Salt Creek Run	Continue
169	Derani, Talai & Gunduz, Deniz- 100 Salt Creek Run	Continue
170	Ghosai, Durga & Banerjee, Poojarini- 110 Salt Creek Run	Continue
171	Destephano, Charles & Jamie- 120 Salt Creek Run	Continue
172	Turner, Tiffany & Mohr, Chase- 131 Salt Creek Run	Continue
173	Brashear, Linda- 140 Salt Creek Run	Continue
174	Robson, Brian & Krystel- 141 Salt Creek Run	Continue
175	Merwin, Frank- 150 Salt Creek Run	Continue
176	Wagner, Melanie & David- 151 Salt Creek Run	Continue
177	Dickey, Phillip & Allison- 160 Salt Creek Run	Continue
178	Rui, Lui & Mengsha, Hu- 161 Salt Creek Run	Continue
179	Adil, Saima- 170 Salt Creek Run	Continue
180	Covas, Michael & Stephanie- 171 Salt Creek Run	Continue
181	Luczywo, Jacquelyn & Todd- 180 Salt Creek Run	Continue
182	Sabo, Michael & Oldaker, Jonathan- 181 Salt Creek Run	Continue
183	Barry, Mark & Hope- 190 Salt Creek Run	Continue
184	Brackley, MariLou- 200 Salt Creek Run	Continue
185	Gotschall, Stephanie & Downing, Courtney- 210 Salt Creek Run	Continue
186	Brown, Gregory & Shellie- 211 Salt Creek Run	Continue
187	Wang, Junpeng & Huang, Jie- 220 Salt Creek Run	Continue
188	Sienghchum, Tritti & Natechanok, Thaminemdee- 221 Salt Creek	Continue
189	Husain, Iftekhar & Zafiruddin, Farhatulain- 230 Salt Creek Run	Continue
190	Weatherbee, Jacob & Amanda- 231 Salt Creek Run	Continue
191	Hamad, Mohammad & Awad, Ammal- 4575 South Creek Road	Continue
192	Ficquette, Arnold & Kristina- 4590 State Road	Continue
193	Oloyede, Emmanuel- 4596 State Road	Continue

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195     Section 2. Any other ordinances or resolutions or portions of ordinances and  
196 resolutions inconsistent herewith are hereby repealed, but any ordinances and  
197 resolutions not inconsistent herewith and which have not previously been repealed are  
198 hereby ratified and confirmed.

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200     Section 3. It is found and determined that all formal actions of this Council  
201 concerning and relating to the acceptance of this resolution were adopted in an open  
202 meeting of this Council, and that all deliberations of this Council and of any of its  
203 committees that resulted in such formal action, were in meetings open to the public, in  
204 compliance with all legal requirements, to the extent applicable, including Chapter 107  
205 of the Codified Ordinances.

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

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Passed: 7-22-2024

Approved: 7-22-2024  
7/8/24

  
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President of Council

  
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Clerk of Council

  
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Mayor