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3 CITY OF CUYAHOGA FALLS, OHIO

4  
5 ORDINANCE NO. 7 - 2025

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7  
8 AN ORDINANCE IMPLEMENTING SECTIONS 3735.65  
9 THROUGH 3735.70 OF THE OHIO REVISED CODE,  
10 ESTABLISHING AND DESCRIBING THE BOUNDARIES OF  
11 THE MERRIMAN VALLEY SCHUMACHER COMMUNITY  
12 REINVESTMENT AREA IN THE CITY OF CUYAHOGA  
13 FALLS AND DECLARING AN EMERGENCY.  
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15  
16 WHEREAS, the Council of the City of Cuyahoga Falls (“City Council”) desires to pursue all  
17 reasonable and legitimate incentive measures to assist and encourage development in specific  
18 areas of the City of Cuyahoga Falls that have not enjoyed reinvestment from renovation or new  
19 construction;  
20

21 WHEREAS, the City Council desires to establish the Merriman Valley Schumacher  
22 Community Reinvestment Area to include the properties depicted on the map attached hereto as  
23 **Exhibit A**, and incorporated by reference herein;  
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25 WHEREAS, a survey of housing as required by the Ohio Revised Code 3735.66 has been  
26 prepared and is attached hereto as **Exhibit B**, and incorporated by reference herein;  
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28 WHEREAS, the maintenance of existing and construction of new structures in such area  
29 would serve to encourage economic stability, maintain real property values, and generate new  
30 employment opportunities; and  
31

32 WHEREAS, the renovation of existing structures or the construction of new structures zoned  
33 Mixed Use and Mixed Use Flex in this Community Reinvestment Area constitutes a public  
34 purpose for which real property exemptions may be granted.  
35

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

39 Section 1. The area designated as the Merriman Valley Schumacher Community Reinvestment  
40 Area constitutes an area in which housing facilities or structures of historical significance are  
41 located, and in which new construction or repair of existing facilities has not been encouraged.  
42

43 Section 2. Pursuant to ORC Section 3735.66, the area designated as the Merriman Valley  
44 Schumacher Community Reinvestment Area, is further described in the legal description  
45 attached hereto as **Exhibit C**, and incorporated by reference herein.  
46

47 Section 3. All properties zoned Mixed Use and Mixed Use Flex identified in **Exhibit A** as being  
48 within the designated Community Reinvestment Area are eligible for this incentive. Proposals  
49 shall constitute a public/private partnership intended to promote and expand conforming uses  
50 in the designated area.  
51

52 Section 4. Within the Community Reinvestment Area, the percentage of the tax exemption on  
53 the increase in the assessed valuation resulting from improvements to commercial and industrial  
54 real property and the term of those exemptions shall be negotiated on a case-by-case basis in  
55 advance of construction or renovation occurring according to the rules outlined in ORC Sections

56 3765.67 through 3735.671. Further, only commercial or industrial improvements upon which  
57 the cost of construction or renovation of the structure increases the overall appraised value by  
58 at least \$250,000, as determined by the Summit County Fiscal Officer, shall be eligible for  
59 exemption. The results of the negotiation as approved by this Council will be set in writing in a  
60 Community Reinvestment Area Agreement as outlined in ORC Section 3735.671.

61  
62 If renovation qualifies for an exemption, during the period of the exemption the exempted  
63 percentage of the dollar amount of the increase in market value of the structure shall be exempt  
64 from real property taxation. If new construction qualifies for an exemption, during the period of  
65 the exemption the exempted percentage of the structure shall not be considered to be an  
66 improvement on the land on which it is located for the purpose of real property taxation.

67  
68 Section 5. To administer and implement the provisions of this ordinance, all companies  
69 subject to a Community Reinvestment Area Agreement shall submit an annual status report to  
70 the Housing Officer on or before March 31<sup>st</sup> of each year, as outlined in ORC Section 3735.672.

71  
72 Section 6. A Tax Incentive Review Council was previously established pursuant to ORC  
73 Section 5709.85 as part of Ordinance 95-2004. The Housing Officer shall submit an annual  
74 report of all Commercial Community Reinvestment Area Agreements within the City of Cuyahoga  
75 Falls for an annual review to the Tax Incentive Review Council, who shall review the compliance  
76 of all agreements involving the granting of exemptions for commercial or industrial real property  
77 improvements under Section 3735.671 of the ORC and make written recommendations to the  
78 City Council as to continuing, modifying or terminating said agreement(s) based upon the  
79 performance of the agreement.

80  
81 Section 7. City Council reserves the right to re-evaluate the designation of the Merriman  
82 Valley Schumacher Community Reinvestment Area, at which time City Council may direct the  
83 Housing Officer not to accept any new applications for exemptions as described in Section  
84 3735.67 of the ORC.

85  
86 Section 8. This ordinance shall take effect and be in force from and after the earliest period  
87 allowed by law and upon confirmation by the Director of the Ohio Department of Development  
88 of the findings in this ordinance.

89  
90 Section 9. The Mayor of the City of Cuyahoga Falls is hereby authorized to petition the  
91 Director of the Ohio Department of Development to confirm the findings contained within this  
92 Ordinance.

93  
94 Section 10. Council further authorizes the Mayor, Director of Finance, Director of  
95 Community Development, Director of Law and any other city officials, individually and/or  
96 collectively as may be appropriate, to prepare and execute such other documents and do other  
97 things as are necessary for and incidental to carrying out the requirements of this legislation.

98  
99 Section 11. Any ordinances or resolutions or portions of ordinances and resolutions  
100 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions  
101 not inconsistent herewith and which have not previously been repealed are hereby ratified and  
102 confirmed.

103  
104 Section 12. It is found and determined that all formal actions of this City Council concerning  
105 and relating to the adoption of this ordinance were adopted in an open meeting of this Council,  
106 and that all deliberations of this Council and of any of its committees that resulted in such formal  
107 action, were in meetings open to the public, in compliance with all legal requirements, to the  
108 extent applicable, including Chapter 107 of the Codified Ordinances.

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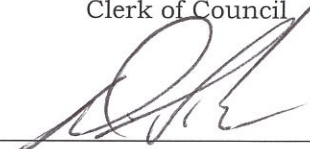
Section 13. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

Passed: 1-27-2025

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

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

Approved: 1-27-2025

  
\_\_\_\_\_  
Mayor

1/13/25



## Exhibit B – Housing Survey

### **Merriman Valley Schumacher Area (MVS) CRA – Housing Survey**

*Housing Survey completed 7/22/24 - Planning Division*

#### AREA DESCRIPTION

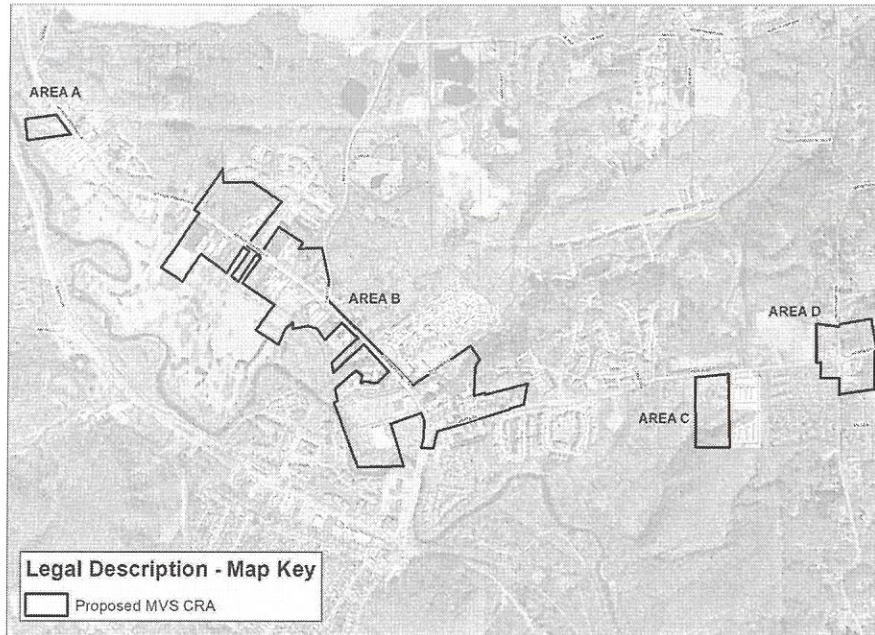
The Merriman Valley Schumacher Area (MVS) was recently established. This is a transition area located between the State Road/Portage Trail Planning Area and the Northampton Planning Area. This is a unique area where the corporate boundaries of Cuyahoga Falls and Akron intertwine, and serves as the gateway to the Cuyahoga Valley National Park. This unique area was studied as part of the Merriman Valley Schumacher Master Area Plan which was completed in partnership with the City of Akron.

New zoning districts have been established based on the goals contained in the Merriman Valley Schumacher Master Area Plan. The proposed MVS Community Reinvestment Area is comprised of MX-F and MX districts. The primary land use in this area is commercial including office, retail and industrial uses.

In the proposed MVS Community Reinvestment Area, there are ten (10) single family dwellings that were constructed between 1910 and 1964, which is well before the existing zoning districts were established. They are considered legal nonconforming uses since they are not permitted in the existing zoning districts. Below is a summary of the existing dwellings in the proposed Community Reinvestment Area.

<b>Existing Housing Conditions</b>										
Parcel #	#	Street	Type of Structure	Year Built	Property Condition	Exterior Structure	Siding	Windows	Electric	Overall
3500988	1819	Akron-Peninsula	CAPE COD	1946	Good	Good	Good	Good	City	Good
3500624	1636	Akron-Peninsula	CAPE COD	1923	Poor	Fair	Fair	Fair	City	Fair
3500800	1704	Akron-Peninsula	CAPE COD	1947	Fair	Poor	Poor	Poor	City	Fair
3501195	1867	Northampton	BUNGALOW	1910	Fair	Poor	Poor	Fair	City	Fair
3500810	1008	Sycamore Ln	RANCH	1937	Fair	Fair	Fair	Fair	City	Fair
3503826	1032	Sycamore Ln	RANCH	1959	Fair	Good	Good	Good	City	Good
3500675	1002	Sycamore Ln	RANCH	1959	Poor	Fair	Fair	Fair	City	Fair
3500852	1167	W. Portage Tr	A FRAME	1964	Fair	Fair	Fair	Fair	City	Fair
3503548	1111	W. Portage Tr	CAPE COD	1946	Fair	Fair	Fair	Fair	City	Fair
3503505	1177	W. Portage Tr	RANCH	1957	Fair	Good	Good	Good	City	Good

## Exhibit C – Legal Description



### AREA A

Beginning at the southeast corner of PPN 3500209 and continuing westerly along the southern property line of subject property approximately 631.5 feet to the southwest corner of subject property, then continuing along the western line of subject property to the northwest corner of subject property, then continuing easterly along the northern property line of subject property approximately 464.3 feet to the intersection with the centerline of Akron-Peninsula Road, then continuing southeasterly along the centerline of Akron-Peninsula Road approximately 316.8 feet to the point of beginning.

### AREA B

Beginning at the southeast corner of PPN 3503547 and extending northeasterly along the eastern property line of subject property and continuing along the eastern property line of PPN 3503548 approximately 274 feet to the northeast corner of PPN 3503548;

thence southwesterly along the northern property lines of PPN of 3503548 and PPN 3501460 to the southeast corner of PPN 3501458;

thence northwesterly along the eastern property line of PPN 3501458 to the northeast corner of subject property;



thence southwesterly along the northern property line of PPN 3501458 to its intersection with the eastern property line of PPN 3502306;

thence northerly along the eastern property line of PPN 3502306 approximately 372 feet to the northeast corner of subject property;

thence northeasterly along the southern property line of PPN 3500675 approximately 109 feet to the southeast corner of subject parcel;

thence northerly along the eastern property line of PPN 3500675 approximately 223 feet to the northeast corner of subject property;

thence southwesterly along the northern property lines of PPN 3500675; 3500810; 35033826; and 3503541 approximately 984.1 feet to the centerline of Akron-Peninsula Road;

thence northwesterly along the centerline of Akron-Peninsula Road approximately 1536.1 feet to the intersection with the centerline of Theiss Road;

thence northwesterly along the centerline of Theiss Road approximately 681.2 feet to its intersection with the northeast corner of PPN 3500988;

thence westerly along the northern property lines of PPN 3500988 and 3501279 approximately 351.7 to its intersection with the eastern property line of PPN 3501281;

thence northeasterly along the eastern property line of PPN 3501281 approximately 89.1 feet to the northeast corner of subject property;

thence northwesterly along the northern property lines of PPN 35011281 and 3500070 approximately 391.3 feet to the northwest corner of PPN 3500070;

thence southwesterly along the western property line of PPN 3500070 417.4 feet to its intersection with the centerline of Akron-Peninsula Road;

thence northwesterly along the centerline of Akron-Peninsula Road approximately 186.7 feet to the southeast corner of PPN 3502258;

thence northeasterly along the eastern property lines of 3502258 and 3502259 approximately 678.2 feet to the northeast corner of PPN 3502259;

thence westerly along the northern property line of PPN 3502259 approximately 846.7 feet to the northwest corner of 3502259;

thence northerly along the eastern property line of PPN 3502328 approximately 176.6 feet to the southeast corner of 3502130;

thence southwesterly along the eastern property of PPN 3502130 approximately 667 feet to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 67.1 feet to its intersection with the northwest corner of PPN 3500532;

thence southwesterly along the western property lines of PPN 3500532 and 3500533 approximately 836.3 feet to the southwest corner of PPN 3500533;

thence southeasterly along the southern property line of PPN 3500533 approximately 318.7 feet to the southeast corner of subject property;

thence northeasterly along the eastern property line of PPN 3500533 approximately 412 feet to the northeast corner of subject property;

thence southeasterly along the southern property lines of PPN 3501130, 3500226, 3501470, and 3500023 approximately 431 feet to the southeast corner of PPN 3500023;

thence northeasterly along the eastern property line of PPN 3500023 to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 105.2 feet to the northwest corner of PPN 3500022;

thence southwesterly along the western property of PPN 3500022 approximately 407.9 feet to the southwest corner of subject property;

thence southeasterly along the southern property line of PPN 3500022 approximately 88.9 feet to the southeast corner of subject property;

thence northeasterly along the eastern property line of PPN 3500022 approximately 407.9 feet to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 63.9 feet to the intersection of the northwest corner of PPN 3507227;

thence southwesterly along the western property lines of PPN 3507227 and 3507226 approximately 398.9 feet to the southwest corner of PPN 3507226;

thence southeasterly along the southern property lines of PPN 3507226, 3502512, 3502343 and 3502342 approximately 486.4 feet to the southeast corner of PPN 3502342;

thence southwesterly along the western property line of PPN 3506364 approximately 394.9 feet to the southwest corner of PPN 356364 and continuing southeasterly along the southern property line of subject property approximately 325 feet to its intersection with the western property of PPN 7000233;

thence northeasterly along the eastern property line of PPN 3506634 and continuing along the southern property lines of PPN 3502604 and 3500700 approximately 896.1 feet to the southeast corner of PPN 3500770 and continuing along the eastern line of subject property approximately 332.9 feet to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 292.1 feet to the intersection at the northwest corner of PPN 3500800;

thence southeasterly along the western line of PPN 3500800 and continuing along the southern and eastern lines of subject property to its intersection with the centerline of Akron-Peninsula Road;



thence southeasterly along the centerline of Akron-Peninsula Road approximately 485.6 feet to the northwest corner of PPN 3504118;

thence southwesterly along the western line of PPN 3504118 and then continuing along western and southern boundary lines of PPN 3504118, 3503496 and 3505880 approximately 3,644.7 feet to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 466.3 feet to the southwest corner of PPN 3502264;

thence easterly along the southern property line of PPN 3502264 approximately 139.7 feet to the southeast corner of subject lot and then continuing northerly along the eastern property line of subject property approximately 183.1 feet to its intersection with the centerline of West Portage Trail;

thence northeasterly along the centerline of West Portage Trail approximately 1,228.5 to the point of beginning.

#### AREA C

Beginning at the intersection of the northeast corner of PPN 3507250 and the centerline of West Portage Trail and extending in southerly direction approximately 989.1 feet to the southeast corner of subject parcel;

thence west along the southern boundary of subject parcel approximately 427.1 feet to the southwest corner of subject parcel;

thence northerly along the western boundary of subject parcel approximately 943.6 feet to the centerline of West Portage Trail;

thence easterly along the centerline of West Portage Trail approximately 433.2 to the point of beginning.

#### AREA D

Beginning at the southeast corner of PPN 3501254 and extending northwesterly approximately 392 feet to the northeast corner of subject property;

thence westerly along the northern boundaries of PPN 3501254 and PPN 3501195 to the centerline of Northampton Road;

thence northwesterly along the northern boundary of PPN 3500438 to the northwest corner of subject property;

thence southerly approximately 490 feet to the centerline of West Portage Trail;

thence easterly along the corporation boundary approximately 56 feet to a point;

thence southerly along the western boundary of PPN 3502261 approximately 210 feet to the southwestern corner of subject parcel;

thence easterly along the southern boundaries of PPN 3502261 and PPN 3502260 approximately 247.5 feet the centerline of Northampton Road;

thence southerly along the centerline of Northampton Road approximately 210.9 feet to its intersection with the southwestern corner of PPN 3502413;

thence easterly along the southern boundaries of PPN 3502413, 3502412, 3500690 and 3500692 approximately 465.4 feet to the southeastern corner of PPN 3500692;

thence northerly along the eastern boundary of PPN 3500692 approximately 501 feet to the centerline of West Portage Trail;

thence northeasterly along the centerline of West Portage Trail to the point of beginning.