

CITY OF CUYAHOGA FALLS, OHIO

RESOLUTION NO. 6 - 2025

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 2024; 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 2024 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	CF Legacy 2020, LLC	Continue/Cuy. Falls
57	CL Partners, LLC (Formerly Harbor Castings, Inc.)	Continue/Cuy. Falls
58	Coming Attractions Development, LLC	Continue/Cuy. Falls
59	Falls River LLC – Riverwalk	Continue/Cuy. Falls
60	Parfait Properties, LLC	Continue/Cuy. Falls
61	Portage Community Bank	
62	Continue/Cuy. Falls	
63	Village at Watermark LLC	Continue/Cuy. Falls
64	Alro Steel Corporation	Continue/Hudson
65	Sunspport Properties, LLC (Buckeye Sports Center, Inc.)	Continue/Hudson
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	Juszczec, 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 th 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	Singh, Tajinder & Kaur, Ravinder- 4602 Pebble Creek Ct.	Continue
119	Vidovich, David & Robin- 4603 Pebble Creek Ct.	Continue
120	Bowers, Carmen & Travis- 4606 Pebble Creek Ct.	Continue
121	Ciepiel, Arianna & Gency, Brandon- 4607 Pebble Creek Ct.	Continue
122	Jean, Carly & Jesse- 4610 Pebble Creek Ct.	Continue
123	Regan, Mitchell & Tiffany- 4611 Pebble Creek Ct.	Continue
124	Jianella, Jason- 4614 Pebble Creek Ct.	Continue
125	Sabic, Kemal & Elma- 4615 Pebble Creek Ct.	Continue
126	Psaras, Peter & Bair, Cassandra- 4618 Pebble Creek Ct.	Continue
127	Beaulieu, Tessa & Edmund- 4619 Pebble Creek Ct.	Continue
128	Stein, Chad & Manes, Jennifer- 4622 Pebble Creek Ct.	Continue
129	Mihalik, Matthew & Heather- 4623 Pebble Creek Ct.	Continue
130	Kahook, Alaa & Awadallah, Yasmeen- 4626 Pebble Creek Ct.	Continue
131	Nguyen, Vinh & Nhung Cam- 4627 Pebble Creek Ct.	Continue
132	Fenstermaker, David & Ronnica- 4630 Pebble Creek Ct.	Continue
133	Rzeszortarski, Michael & Angela- 4631 Pebble Creek Ct.	Continue
134	Lin, Chai & Ou, Shuyun- 4635 Pebble Creek Ct.	Continue
135	Arm, Brian & Claudine- 4639 Pebble Creek Ct.	Continue
136	Bektic, Zemira & Enver- 4642 Pebble Creek Ct.	Continue
137	Kim, Hyanghwa & Cho, Nam Woog- 4643 Pebble Creek Ct.	Continue
138	Negrillo, Kelli & Massis- 4647 Pebble Creek Ct.	Continue
139	Jeong, Hyojin & Yoo, Ji Eun- 4581 Preserve Circle	Continue
140	Khatri, Roshan - 4582 Preserve Circle	Continue
141	Osman, Moussa & Alhoussein, Ibtisam- 4590 Preserve Circle	Continue
142	Bhagat, Mayur & Priti- 4591 Preserve Circle	Continue
143	Weinberg, Matthew & Jamie- 4594 Preserve Circle	Continue
144	Najm, Riham Ali & Matar, Houssam- 4595 Preserve Circle	Continue
145	Fabry, Derek & Michelle- 4598 Preserve Circle	Continue
146	Henderson, Clarence & Shakita- 4599 Preserve Circle	Continue
147	Hardman, Hunter Taylor- 4602 Preserve Circle	Continue
148	Brown, James & Holly Ann- 4606 Preserve Circle	Continue
149	Herrera, Cesar & Hernandez, Laura- 4607 Preserve Circle	Continue
150	Marinchek, Karla & Scott- 4610 Preserve Circle	Continue
151	Brooks, Dustin & Heather- 4611 Preserve Circle	Continue
152	Siley, Desiree- 10 Salt Creek Run	Continue
153	Whitten, Jason & Green, Amanda- 11 Salt Creek Run	Continue
154	Spalding, Stephen- 20 Salt Creek Run	Continue
155	Najm, Riham & Najm Houssam- 21 Salt Creek Run	Continue
156	Karic, Michael & Shelby- 30 Salt Creek Run	Continue
157	Chung, Samuel & Joseph- 31 Salt Creek Run	Continue
158	Bafna, Garima & Vishal- 40 Salt Creek	Continue
159	Yaragoria, Srimanth & Ragir, Swapna- 50 Salt Creek Run	Continue
160	Hyde, Michael & Jane- 60 Salt Creek Run	Continue
161	Mubarka, Anum & Ali, Syed Taahir 61 Salt Creek Run	Continue
162	Papa, Anthony & Kristen- 70 Salt Creek Run	Continue
163	Pancake, Robert & Patricia- 71 Salt Creek Run	Continue
164	Barnes, Morgan & Krysten- 80 Salt Creek Run	Continue
165	Huang, Hanquin & Shu, Lin- 81 Salt Creek Run	Continue

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

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194 Section 2. Any other ordinances or resolutions or portions of ordinances and
195 resolutions inconsistent herewith are hereby repealed, but any ordinances and
196 resolutions not inconsistent herewith and which have not previously been repealed are
197 hereby ratified and confirmed.
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199 Section 3. It is found and determined that all formal actions of this Council
200 concerning and relating to the acceptance of this resolution were adopted in an open
201 meeting of this Council, and that all deliberations of this Council and of any of its
202 committees that resulted in such formal action, were in meetings open to the public, in
203 compliance with all legal requirements, to the extent applicable, including Chapter 107
204 of the Codified Ordinances.
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206 Section 4. This resolution is hereby declared to be an emergency measure necessary
207 for the preservation of the public peace, health, safety, convenience and welfare of the
208 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the
209 affirmative vote of two thirds of the members elected or appointed to Council, it shall take
210 effect and be in force immediately upon its passage and approval by the Mayor; otherwise
211 it shall take effect and be in force at the earliest period allowed by law.
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Passed: 7-14-2025

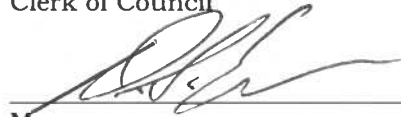


President of Council



Clerk of Council

Approved: 7-14-2025



Mayor

6/23/25