

**Cuyahoga Falls City Council
Minutes of the Community Development Committee**

December 15, 2025

Members: Joe Siegfert, Chair
Brian Ashton, Vice-Chair
Mary Nichols-Rhodes, Susan Spinner, Meika Penta

Mr. Siegfert called the meeting to order at 7:15 p.m. All members were present.

The minutes of the September 15, 2025 Community Development Committee meeting were approved as written.

Legislation Discussed:

Temp. Ord. B-99

Discussion:

Temp. Ord. B-99

An ordinance declaring the improvement to certain parcels on an approximate 7.4 acre site between Bath Road and Graham Road in the City to be a public purpose and exempt from taxation pursuant to ORC 5709.40(B); providing for the collection and deposit of service payments and specifying the purposes for which those service payments may be expended; authorizing school compensation payments; and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance B-99 to Council. Ohio Revised Code (“ORC”) 5709.40, 5709.42, and 5709.43 (collectively, the “TIF Act”) authorize this Council, by ordinance, to declare the improvement to parcels of real property located within the City to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify the purposes for which money in that fund will be expended.

The City desires to implement A Tax Increment Financing program on the Parcels 25 (as defined in Section 1 of the ordinance) pursuant to the TIF Act to enable the City to make public infrastructure improvements that will directly benefit the Parcels. Notice of this proposed ordinance has been delivered to the Board of Education of the Woodridge Local School District (“School District”) in accordance with and within the time 30 periods prescribed in ORC 5709.40 and 5709.83.

Ms. Colavecchio stated that this ordinance, if approved by Council, will give the City authority to place a TIF over this parcel. This is an approximate \$17 million structure that is being built at Bath Road. This TIF is a 30-year, non-school TIF. The value of a non-school TIF to the school district is they do not inherit a TIF that has no real estate taxes being paid. They will collect all the real estate taxes. This also is the kind of TIF that takes into account that there is going to be a

need for the City to improve public infrastructure in and around this area, so attached to the ordinance there is a map. The map outlines the parcel that the senior center is being built on and then shows an outline of a larger area. That is the commercial area where the City can improve the public infrastructure. Attached to that is the Engineer's report that details the kinds of the improvements that the City can make in that commercial area. The City also wants to improve the sidewalks on East Bath Road and Graham Road. The other matter of this TIF is something that they are doing and have done both ways in the past. They sometimes carve out a development agreement and then allocate the TIF revenue back to the developer. In this case, they are not doing that. There is no development agreement. They are not allocating TIF revenue funds back to the developer. The City will receive all the revenues.

Mr. Siegfert stated that they discussed earlier today any impact to the Library. Ms. Colavecchio stated that the Cuyahoga Falls Library does not branch out into this geographical area of the city. This particular area is covered by the Akron-Summit County Library.

Mr. Siegfert stated that there is no 30-day wait period if this comes out of Committee. This will be voted on next week.

Mr. Balthis thanked the Administration to take this opportunity to find new revenue for the City to invest in public infrastructure. Being proactive and capturing these dollars is critical. If the City did nothing, the developer would build this project and they would pay their property taxes and the taxes would go to the County, to the schools and to the Akron-Summit County Library. By implementing this TIF for 30 years, the added value gets restructured. The schools get everything they are entitled to, the property owner pays the same amount of tax, but the City is able to capture that to use for important public infrastructure.

Mr. Ashton moved to bring out Temp. Ord. B-121 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (5-0).

The meeting adjourned at 7:22 p.m.