Cuyahoga Falls City Council
Minutes of the Public Affairs Committee

January 20, 2026

Members: Rachel Loza, Chair
Brian Ashton, Vice Chair
Gary DeRemer, Frank Stams, Marie Willis-Guarneri

Ms. Loza called the meeting to order at 6:52 p.m. All members were present.

The minutes of the January 5, 2026 Public Affairs Committee were approved as written.

Legislation Discussed:
Temp. Ord. A-5

Discussion:

Temp. Ord. A-5
An ordinance authorizing the Mayor to enter into a contract or contracts for the sale of certain real property known as Vacant Land on Orchestra Street, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-5 to Council. The real property known as Vacant Land on Orchestra Street (Parcel 13 35-05928) contains a retention basin for the Blossom Glen Subdivision. The retention basin was failing and creating flooding issues for the Blossom Glen Subdivision. The real property was privately owned and delinquent in real estate taxes. The City of Cuyahoga Falls acquired the real property through the Summit County Land Reutilization Corporation's Side Lot and Vacant Land Transfer Program. The City of Cuyahoga Falls simultaneously entered into a Memorandum of Understanding with the Blossom Glen Subdivision Homeowners Association to transfer the parcel upon completion of maintenance on the retention basin. The real property owned by the City of Cuyahoga Falls is no longer needed for any public purpose.

Mr. Demasi stated that as part of the EPA general storm water permit they need to satisfy a very important requirement to improve the environment. Every five years, they must take on improvements for a special project that removes phosphorus and e-coli from the Cuyahoga River. Later this year, they will be coming back to City Council for an ordinance to award the contract to complete the improvements to the basin and convert it from what it is right now, holding back storm water, to a basin that does that but will also include water quality features that they build in all basins today. They have a signed MOU with the HOA that not only allows the City to complete the basin conversion, but ensures they will maintain the improvements once completed. This is strictly and simply a transfer of property, and they will be back for the actual improvements later on.

Ms. Loza stated that there are a lot of moving parts and it is great to see that the City can collaborate with the residents to get this done and fulfill the requirement for the EPA.

Mr. Stams asked why the Land Bank was involved and why the City didn't just award the property to Blossom Glen. Mr. Demasi stated that the City did not own the property back then. The land was still in the owner's name, so the property card still showed him as the owner, in an LLC which had expired. The property taxes were not being paid, which is how the Land Bank got involved and was able to take care of those. The City cannot transfer any property to anybody else if it does not own the property. It goes to Sheriff's sale, which is what happened here. The Land Bank participated in the Sheriff's sale and was the bidder that was awarded the property.

Mr. Stams asked if there was no cost to Blossom Glen and the Homeowners' Association for getting the land. Mr. Demasi stated that that is correct.

Mr. DeRemer asked about the water quality improvements. Mr. Demasi stated that they are going to introduce water pools that slows the water in the basins to allow the sediment to settle down. After time, those need to be cleaned out. This basin does not include those. It allows those things to flow downstream into the Cuyahoga River.

Mr. Ashton moved to bring out Temp. Ordinance A-5 with a favorable recommendation, second by Ms. Willis-Guarneri. Motion passed (5-0).

The meeting adjourned at 7:01 p.m.