

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO AMEND A COMMUNITY REINVESTMENT AREA TAX EXEMPTION AGREEMENT TO REFLECT THE TITLE OF LAND TRANSFER AND NAME CHANGE, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 69-2006, passed June 26, 2006, this Council established and designated the boundaries of the Cuyahoga Falls Northern Community Reinvestment Area (“CRA”) pursuant to Ohio Revised Code §3735.65 et seq. to encourage the development of real property within the CRA; and

WHEREAS, the State of Ohio Director of Development has made a determination that the findings contained in Ordinance No. 69-2006 are valid, and that the classification of structures and/or remodeling eligible exemption under the Ordinance is consistent with zoning restrictions applicable to the CRA; and

WHEREAS, with the receipt of the Director’s positive determination, the City is enabled to abate certain taxes on real property located in the CRA, in order to provide an incentive for the creation and retention of jobs and investment within the CRA; and

WHEREAS, pursuant to Ordinance No. 87-2015, passed November 9, 2015, this Council approved a joint Community Reinvestment Area tax exemption in connection with the construction of real property located in City of Cuyahoga Falls; and

WHEREAS, on April 14, 2025, the real property transferred title and said transfer requires an amendment to the prior CRA Agreement and re-filing with the State of Ohio Department of Development; and

WHEREAS, the company was recently acquired and has officially changed its name, which requires an amendment to the prior CRA Agreement and re-filing with the State of Ohio Department of Development.

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

Section 1. The Director of Community Development is hereby authorized to amend the Community Reinvestment Area tax exemption agreement in accordance with Ohio Revised Code Section 3735.67 and Section 3735.671, to reflect the new owner and name change, consistent with Ordinance No. 69-2006, to provide the Project with an exemption from real property tax at the same percentage and for the same duration as previously approved by Ordinance 87-2015.

51 Section 2. This Council further authorizes the Mayor, Director of Finance, Director
52 of Community Development, Director of Law, and any other public officials, individually
53 and/or collectively as may be appropriate, to prepare and execute such other documents
54 and do other things as are necessary or incidental to carrying out the requirements of
55 this legislation consistent with the terms of the attached amended application.
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57 Section 3. Any ordinance or resolutions or portions of ordinances and resolutions
58 inconsistent herewith are hereby repealed, but any ordinances and resolutions not
59 inconsistent herewith and which have not previously been repealed are hereby ratified
60 and confirmed.
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62 Section 4. It is found and determined that all formal actions of this Council
63 concerning and relating to the adoption of this ordinance were adopted in an open
64 meeting of this Council, and that all deliberations of this Council and of any of its
65 committees that resulted in such formal action, were in meetings open to the public, in
66 compliance with all legal requirements including Chapter 107 of the Codified Ordinances.
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68 Section 5. This ordinance is hereby declared to be an emergency measure necessary
69 of the preservation of the public peace, health, safety, convenience, and welfare of the
70 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the
71 affirmative vote of two thirds of the members elected or appointed to Council, it shall take
72 effect and be in force immediately upon its passage and approval by the Mayor; otherwise
73 it shall take effect and be in force at the earliest period allowed by law.
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77 Passed: _____

President of Council

Clerk of Council

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87 Approved: _____

Mayor

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89 7/13/26