

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

**July 20, 2026**

**Members:** Joe Siegfert, Chair  
Frank Stams, Vice-Chair  
Brian Ashton, Nikki Cebula, Susan Spinner

Mr. Siegfert called the meeting to order at 8:01 p.m. Mr. Stams was absent.

The minutes of the June 15, 2026 Community Development Committee meeting and Public Hearing were approved as written.

**Legislation Discussed:**

Temp. Ord. A-58

Temp. Ord. A-59

**Discussion:**

**Temp. Ord. A-58**

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.

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. 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. 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. 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. 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. 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.

Mr. Siegfert stated that this legislation was discussed last Monday in Executive Session. According to the changes made to the Ohio revised Code, these changes state that municipalities can no longer discuss economic development incentives in Council sessions open to the public and they are no longer considered public records.

**Community Development Committee**  
**July 20, 2026 – Page 2**

Ms. Mary Spaugy, Community Development Director, stated that that is correct and she has nothing further to add.

Mr. Ashton moved to bring out Temp. Ord. A-58 with a favorable recommendation, second by Mrs. Cebula. Motion passed (4-0).

**Temp. Ord. A-59**

An ordinance approving and authorizing the Mayor to execute and submit the annual action plan to the U.S. Department of Housing and Urban Development for program year 2026, and declaring an emergency.

Ms. Peggy Szalay, CDBG Entitlement Administrator, presented Temporary Ordinance A-59 to Council. As a prerequisite to receive the 2026 Program Year Community Development Block Grant (“CDBG”) allocation, the City is required to submit an Annual Action Plan to the Department of Housing and Urban Development (“HUD”), that outlines the ways in which it plans to utilize its CDBG allocation for Program Year 2026. The City anticipates receiving an approximate allocation of \$698,388 in CDBG funding for Program Year . The Department of Community Development has prepared the Annual Action Plan for Program Year 2026 as required by HUD.

The Mayor will be authorized to execute and submit the Annual Action Plan for Program Year 2026 to the U.S. Department of Housing and Urban Development for the Community Development Block Grant Program and the Community Development Department is authorized to carry out the programs contained within this document.

The Mayor, Director of Finance, Director of Community Development, Director of Law, and any other public officials, individually or collectively as may be appropriate, will be authorized to prepare and execute such other documents, including contracts, and do all other things as necessary or incidental to carrying out the intent and/or requirements of the Community Development Block Grant Program.

Ms. Szalay stated that Council has received the Annual Action Plan allocation sheet. It is a recap of what is contained in the larger annual action plan which is on the Community Development Website on the CDBG page. The allocation for this year is \$698,388. Anything that isn't spent is carried over to the next year and requires carryover legislation. Provided on the sheet given to Council is a list of the different public services they are doing this year. They are using the carryover funds from last year to pay for the Housing Program. They are doing three homes per year because that's the capacity that Neighborhood Development Services has at this time to complete housing rehab. Under Economic Development, they are ramping that up this year \$484,875 in matching grants for equipment, facade grants and things like that. They also have economic development loans that come from their revolving loan fund so if any business needs a loan instead of a grant, they are welcome to apply for that. Under Public Facilities, they are using carryover funds of \$100,265 this year. They did all of their public facilities projects last year and

**Community Development Committee**  
**July 20, 2026 – Page 3**

the year before, so they do not have as many to allocate for this year. They are going to focus on housing and economic development.

Mr. Siegferth asked if this is now year three of the four-year plan. Ms. Szalay stated that is correct. Mr. Siegferth stated that from 2024 to 2025, year over year, there was a reduction and the 2026 funding and allocation is above 2025. He asked how that increase came about. Ms. Szalay stated that, in February of 2026, Congress approved the Consolidated Appropriations Act. That means that \$7.2 billion over the prior year was allocated towards all of these programs, so that filters down to them. They are only allowed to carry 1.5% over each year and they have done a good job meeting all those standards, so, for doing that, they receive more money to spend. Mr. Siegferth stated that they appreciate their efficiency in how they are going about this monetarily, using the carryover funds to continue these programs.

Ms. Nichols-Rhodes asked if under the Public Service Short-Term Emergency Rent Assistance is something new. Ms. Szalay stated that that is new. The Salvation Army actually applied for funding this year. They see the same ones over and over again because those are the ones that are right on it and send their applications. The Salvation Army proposed helping with short-term rental assistance. HUD says that they can help someone for three months and no more than that. They looked into it and found that this is something that HUD approves of doing, so they are going forward with it this year and should be able to help about six families.

Mr. Ashton moved to bring out Temp. Ord. A-59 with a favorable recommendation, second by Mrs. Cebula. Motion passed (4-0).

The meeting adjourned at 8:10 p.m.