

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO TERMINATE THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH JPKM INVESTMENTS, LLC, AS APPROVED BY ORDINANCE NO. 53-2026, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 69-2006, passed June 26, 2006, this Council established and designed 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. 53-2026, passed July 27, 2026, this Council approved to amend the Community Reinvestment Area Agreement to reflect the new owner of the transferred title of Parcel 35-06443, mailing address of 70 Marc Drive, Cuyahoga Falls; and

WHEREAS, the City has failed to obtain a new agreement with JPKM Investments, LLC, the new owner of Parcel 35-06443, mailing address of 70 Marc Drive, Cuyahoga Falls; and

WHEREAS, the City wishes to terminate the Community Reinvestment Area Agreement approved with Ordinance No. 53-2026.

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

Section 1. The Director of Community Development is hereby authorized to terminate the Community Reinvestment Area Agreement with JPKM Investments, LLC, as approved by Ordinance No. 53-2026, in accordance with Ohio Revised Code §3735.68.

Section 2. This Council further authorizes the Mayor, Director of Finance, Director of Community Development, Director of Law, and any other public officials, individually and/or collectively as may be appropriate, to prepare and execute such other documents and do other things as are necessary or incidental to carrying out the requirements of this legislation consistent with the terms of the attached amended application.

56 Section 3. Any ordinance or resolutions or portions of ordinances and resolutions
57 inconsistent herewith are hereby repealed, but any ordinances and resolutions not
58 inconsistent herewith and which have not previously been repealed are hereby ratified
59 and confirmed.
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61 Section 4. It is found and determined that all formal actions of this Council
62 concerning and relating to the adoption of this ordinance were adopted in an open
63 meeting of this Council, and that all deliberations of this Council and of any of its
64 committees that resulted in such formal action, were in meetings open to the public, in
65 compliance with all legal requirements including Chapter 107 of the Codified Ordinances.
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67 Section 5. This ordinance is hereby declared to be an emergency measure necessary
68 of the preservation of the public peace, health, safety, convenience, and welfare of the
69 City of Cuyahoga Falls and the inhabitants thereof, and for the reason it is necessary to
70 accurately reflect the approved real estate tax abatements with the County of Summit;
71 and provided it receives the affirmative vote of two thirds of the members elected or
72 appointed to Council, it shall take effect and be in force immediately upon its passage
73 and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
74 period allowed by law.
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78 Passed: _____
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80 President of Council

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84 Clerk of Council
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88 Approved: _____
89 _____
90 Mayor

9/14/26