

NEW LEGISLATION

October 12, 2026

Temp. No.	Introduced	Committee	Description
A-79	10/12/26	Fin	A resolution accepting the amounts and rates of taxation as certified by the Summit County Budget Commission, authorizing the necessary tax levies, certifying such authorization to the County Fiscal Officer, and declaring an emergency.
A-80	10/12/26	Fin	An ordinance authorizing the Mayor to enter into contracts with Moxfive, LLC, Storm7 Labs, LLC, and Mullen Coughlin, LLC for cybersecurity protection and related services; and declaring an emergency.
A-81	10/12/26	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, waiving competitive bidding, for the purchase, installation, and maintenance of light fixtures which will illuminate City-owned property on the banks of the Cuyahoga River; and declaring an emergency.
A-82	10/12/26	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with Virginia Transformer for the purchase of a substation transformer, and declaring an emergency.

A-83	10/12/26	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the Blossom Glen Detention Basin Retrofit, and declaring an emergency.
A-78	10/12/26	CD	An ordinance creating the Park Ridge Incentive District; declaring improvements to the parcels within the Incentive District to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments; specifying the public infrastructure improvements that benefit or serve parcels in the incentive district; providing for compensation payments; and declaring an emergency.

CALENDAR

October 12, 2026

The following legislation is up for passage at the Council meeting on October 12, 2026.

Temp. No.	Introduced	Committee	Description
A-71	9/28/26	PZ	An ordinance authorizing and approving the Final Plat for a residential conservation overlay subdivision for Park Ridge Preserve, and declaring an emergency.
A-72	9/28/26	Fin	An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 9464 with Spano Bros. Construction, and declaring an emergency.
A-76	10/5/26	Fin	An ordinance authorizing the Director of Finance to enter into a contract or contracts, with Wichert Insurance Services, Inc. for the professional services necessary to manage the City's risk management and insurance program and for the purchase of public entity insurance coverages, and declaring an emergency.
Sub A-77	10/12/26	Fin	An ordinance authorizing the Mayor to enter into an agreement with the Village of Silver Lake, Ohio for the continued provision of water services for an additional term, and declaring an emergency.

A-73	9/28/26	PA	An ordinance amending Chapter 505 “Animals and Fowl” of the Cuyahoga Falls Codified Ordinances, and declaring an emergency.
A-74	9/28/26	PA	A resolution expressing support for and urging the passage of Issue 6, a proposed tax levy for the Cuyahoga Falls City School District, at the General Election to be held on November 3, 2026, and declaring an emergency.
A-70	9/14/26	CD	An ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with American Shim & Die, Inc., dba Spirol Precision Products, and declaring an emergency.
A-75	9/28/26	SEE	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with LightShift Energy for a 10-megawatt battery energy storage system, and declaring an emergency.

PENDING LEGISLATION

October 12, 2026

Temp. No.	Introduced	Committee	Description
A-60*	9/14/26	PZ	An ordinance approving text amendments to the Cuyahoga Falls Development Code regarding data centers, as more fully described and depicted herein, and declaring an emergency.
A-61*	9/14/26	PZ	An ordinance approving text amendments to the Cuyahoga Falls Development Code regarding nursing homes, assisted living and independent living facilities, as more fully described and depicted herein, and declaring an emergency.
A-71	9/28/26	PZ	An ordinance authorizing and approving the Final Plat for a residential conservation overlay subdivision for Park Ridge Preserve, and declaring an emergency.
A-72	9/28/26	Fin	An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 9464 with Spano Bros. Construction, and declaring an emergency.

A-76	10/5/26	Fin	An ordinance authorizing the Director of Finance to enter into a contract or contracts, with Wichert Insurance Services, Inc. for the professional services necessary to manage the City's risk management and insurance program and for the purchase of public entity insurance coverages, and declaring an emergency.
Sub. A-77	10/12/26	Fin	An ordinance authorizing the Mayor to enter into an agreement with the Village of Silver Lake, Ohio for the continued provision of water services for an additional term, and declaring an emergency.
A-73	9/28/26	PA	An ordinance amending Chapter 505 "Animals and Fowl" of the Cuyahoga Falls Codified Ordinances, and declaring an emergency.
A-74	9/28/26	PA	A resolution expressing support for and urging the passage of Issue 6, a proposed tax levy for the Cuyahoga Falls City School District, at the General Election to be held on November 3, 2026, and declaring an emergency.
A-70	9/14/26	CD	An ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with American Shim & Die, Inc., dba Spirol Precision Products, and declaring an emergency.

A-75	9/28/26	SEE	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with LightShift Energy for a 10-megawatt battery energy storage system, and declaring an emergency.
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*A public hearing for Temp. Ord. A-60 and Temp. Ord. A-61 will be held on October 19, 2026.

CITY OF CUYAHOGA FALLS, OHIO

RESOLUTION NO. – 2026

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES OF TAXATION AS CERTIFIED BY THE SUMMIT COUNTY BUDGET COMMISSION, AUTHORIZING THE NECESSARY TAX LEVIES, CERTIFYING SUCH AUTHORIZATION TO THE COUNTY FISCAL OFFICER, AND DECLARING AN EMERGENCY.

WHEREAS, the City, in accordance with the provisions of law, has previously filed Alternative Tax Budget Information with the Summit County Fiscal Officer for the fiscal year beginning January 1, 2027; and

WHEREAS, on August 3, 2026, the Budget Commission of Summit County certified its action thereon to the City, together with an estimate by the County Fiscal Officer of the rate of each tax necessary to be levied by the City and what part thereof is without and what part thereof is within the Charter tax limitation.

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

Section 1. The amounts and rates of taxation as determined by the Budget Commission in its certification, are hereby accepted.

Section 2. There shall be and hereby is levied on the tax duplicate of the City the rate of each tax necessary to be levied within and without the Charter limitation as follows:

			County Fiscal Officer's Estimate of Tax Rate to be Levied	
Purpose	Amount to be Derived from Levies Inside Charter Limit	Amount Approved by Budget Commission outside Charter Limit	Inside Charter Limit	Outside Charter Limit
General Fund	\$16,136,086		10.40	
Police Pension	\$465,465		.30	
Fire Pension	\$465,465		.30	

Section 3. The Clerk of Council is authorized to forward a certified copy of this resolution to the County Fiscal Officer.

Section 4. Any ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

40 Section 5. It is found and determined that all formal actions of this Council
41 concerning and relating to the adoption of this resolution were adopted in an open
42 meeting of this Council and that all deliberations of this Council and of any of its
43 committees that resulted in such formal action were in meetings open to the public, in
44 compliance with all legal requirements, including Chapter 107 of the Codified
45 Ordinances.

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47 Section 6. This ordinance is hereby declared to be an emergency measure necessary
48 for the preservation of the public peace, health, safety, convenience and welfare of the
49 City of Cuyahoga Falls and the inhabitants thereof, and for the reason that it is necessary
50 to pass this resolution prior to the November 2, 2026 deadline, and provided it receives
51 the affirmative vote of two-thirds of the members elected or appointed to Council, it shall
52 take effect and be in force immediately upon its passage and approval by the Mayor;
53 otherwise it shall take effect and be in force at the earliest period allowed by law.

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56 Passed: _____

President of Council

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Clerk of Council

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64 Approved: _____

Mayor

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66 10/12/26

CERTIFICATE

The undersigned Clerk of this Council hereby certifies that the foregoing is a true copy of Resolution No. ____-2026 duly adopted by the Council of the City of Cuyahoga Falls, Ohio on _____, 2026, and that a true copy of such Resolution was certified to the County Fiscal Officer of Summit County, Ohio, within 15 days after its passage.

Clerk of Council

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO CONTRACTS WITH MOXFIVE, LLC, STORM7 LABS, LLC AND MULLEN COUGHLIN, LLC FOR CYBERSECURITY PROTECTION AND RELATED SERVICES; AND DECLARING AN EMERGENCY.

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

Section 1. The Mayor is hereby authorized to enter into contracts MoxFive, LLC, Storm7 Labs, LLC and Mullen Coughlin, LLC for cybersecurity protection and related services.

Section 3. The Mayor, Director of Public Service, Director of Finance, Director of Law, and other necessary City officials are authorized to provide such other information and to execute such other documents, and do all other actions as are necessary for and incidental to carrying out the requirements of this ordinance.

Section 4. The Director of Finance is hereby authorized to make payment for the same from the General Fund – Law, line item Other Operations and General Fund – Information Services, line item Other Operations.

Section 5. Any other ordinances and resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions or portions of ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 6. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including, to the extent applicable, Chapter 107 of the Codified Ordinances.

Section 7. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof and for the further reason that it is necessary to obtain and maintain cybersecurity protection, and provided it receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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66 Approved: _____

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68 10/12/26

President of Council

Clerk of Council

Mayor

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS, WAIVING COMPETITIVE BIDDING, FOR THE PURCHASE, INSTALLATION, AND MAINTENANCE OF LIGHT FIXTURES WHICH WILL ILLUMINATE CITY-OWNED PROPERTY ON THE BANKS OF THE CUYAHOGA RIVER; AND DECLARING AN EMERGENCY.

WHEREAS, the City desires to purchase certain light fixtures and related components to provide enhanced safety by illuminating the City-owned property on the banks of the Cuyahoga River; and

WHEREAS, VLS previously provided specialty light fixtures and components throughout the City, is familiar with the City's needs, and will provide additional specialty lights and components consistent with the design throughout the downtown district and City Hall campus; and

WHEREAS, Riverside Community Urban Redevelopment Corporation, dba the Sheraton, owns property where the lights will be affixed and which will illuminate the City-owned property thereby enhancing public safety; and

WHEREAS, Riverside Community Urban Redevelopment Corporation has agreed to partner with the City by installing, operating, maintaining, repairing, and, as applicable, replacing the light fixtures; and

WHEREAS, the City previously provided lighting in this area and desires to update the lighting as the current lights are now obsolete.

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

Section 1. The Director of Public Service is hereby authorized to enter into a contract, waiving competitive bidding, with VLS for the purchase of light fixtures and components and with Riverside Community Urban Redevelopment Corporation for the installation, operation, maintenance, repair, and, as applicable, the replacement of the light fixtures and components on the banks of the Cuyahoga River thereby enhancing public safety.

Section 2. The Mayor, Director of Public Service, Director of Finance, Director of Law, and other necessary City officials are authorized to provide such other information and to execute such other documents, and do all other actions as are necessary for and incidental to carrying out the requirements of this ordinance.

Section 3. The Director of Finance is hereby authorized to make payment for the same from the Electric Fund, line item Other Operations.

55 Section 4. Any other ordinances and resolutions or portions of ordinances and
56 resolutions inconsistent herewith be and the same are hereby repealed, but any
57 ordinances and resolutions or portions of ordinances and resolutions not inconsistent
58 herewith and which have not previously been repealed are hereby ratified and confirmed.
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60 Section 5. It is found and determined that all formal actions of this Council
61 concerning and relating to the adoption of this ordinance were adopted in an open
62 meeting of this Council and that all deliberations of this Council and of any of its
63 committees that resulted in such formal action were in meetings open to the public, in
64 compliance with all legal requirements including, to the extent applicable, Chapter 107
65 of the Codified Ordinances.
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67 Section 6. This ordinance is hereby declared to be an emergency measure necessary
68 for 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 further reason that it is
70 necessary to install the lights to enhance public safety, 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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76 Passed: _____

President of Council

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83 Approved: _____

Clerk of Council

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Mayor

87 10/12/26

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS, WITHOUT COMPETITIVE BIDDING, WITH VIRGINIA TRANSFORMER FOR THE PURCHASE OF A SUBSTATION TRANSFORMER, AND DECLARING AN EMERGENCY.

WHEREAS, a transformer at the Valley Substation failed in August; and

WHEREAS, the City of Cuyahoga Falls Electric Department must replace the substation transformer as soon as possible to provide reliable service to residents and businesses; and

WHEREAS, multiple quotes were obtained and Virginia Transformer had the lowest price and shortest lead time.

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 Public Service is hereby authorized to enter into a contract or contracts, without competitive bidding, with Virginia Transformer for the purchase of a substation transformer.

Section 2. The Director of Finance is hereby authorized to make payment for same, from the Electric Fund, line item Capital Outlay.

Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof; and provided it receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

Passed: _____

President of Council

Clerk of Council

Approved: _____

Mayor

10/12/26

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS, ACCORDING TO LAW, FOR THE BLOSSOM GLEN DETENTION BASIN RETROFIT, AND DECLARING AN EMERGENCY.

WHEREAS, the Blossom Glen Detention Basin was built as part of Phase II of the Blossom Glen Subdivision in approximately 2001; and

WHEREAS, the Blossom Glen Detention Basin was designed to applicable stormwater management standards at that time; and

WHEREAS, water quality requirements for stormwater basin were not included in the City's standards until 2003; and

WHEREAS, the City's OEPA NPDES MS4 permit requires the City to complete a project during the permit term which removes total phosphorous and E. Coli from receiving streams; and

WHEREAS, the retrofit of the Blossom Glen Detention Basin include water quality features qualifications as a project which will meet the requirements of the City's MS4 permit; and

WHEREAS, following completion of the project, The Blossom Glen Homeowners Association will own and be responsible for the future maintenance of the basin.

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

Section 1. The Director of Public Service is hereby authorized to enter into a contract or contracts, according to law, for the Blossom Glen Detention Basin Retrofit.

Section 2. The Director of Finance is hereby authorized and directed to make payment for same from the Storm Drainage Utility Fund, line item Capital Outlay.

Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

56 Section 5. This ordinance is hereby declared to be an emergency measure necessary
57 for the preservation of the public peace, health, safety, convenience and welfare of the
58 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the
59 affirmative vote of two thirds of the members elected or appointed to Council, it shall take
60 effect and be in force immediately upon its passage and approval by the Mayor; otherwise
61 it shall take effect and be in force at the earliest period allowed by law.

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66 Passed: _____

President of Council

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72 Approved: _____

Clerk of Council

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Mayor

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CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE CREATING THE PARK RIDGE INCENTIVE DISTRICT; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICT; PROVIDING FOR COMPENSATION PAYMENTS; AND DECLARING AN EMERGENCY.

WHEREAS, this Council desires to facilitate the development of a residential subdivision with approximately 11 single-family homes within the City in order to increase available housing options within the City (the "Project"); and

WHEREAS, in order to develop the Project, it is necessary to construct certain public infrastructure improvements; and

WHEREAS, Ohio Revised Code ("ORC") Sections 5709.40, 5709.42, and 5709.43 (collectively, the "TIF Statutes") authorize this Council, by ordinance, to create a tax increment financing incentive district within the corporate boundaries of the City, and declare the improvement to each parcel of real property located within the incentive district 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 public infrastructure improvements made, to be made or in the process of being made that benefit or serve, or that once made will benefit or serve, parcels in the incentive district; and

WHEREAS, to facilitate the development of the Project and pay the associated costs of the necessary public infrastructure improvements from service payments in lieu of taxes, this Council has determined to create the Park Ridge Trails Incentive District (the "Incentive District") pursuant to the TIF Act, the boundaries of which shall be coextensive with the boundaries of, and will include, the parcels of real property within the Incentive District specifically identified and depicted in Exhibit A attached hereto (as currently or subsequently configured, the "Parcels", with each of those parcels referred to herein individually as a "Parcel"); and

WHEREAS, the City Engineer has certified to this Council that (i) the Incentive District is less than 300 acres in size and enclosed by a contiguous boundary, and (ii) the public infrastructure serving the Incentive District is inadequate to meet the development needs of the Incentive District as evidenced by the Economic Development Plan; and

56 WHEREAS, notice of this proposed ordinance has been delivered to the Board of
57 Education of the Woodridge Local School District (the "School District") in accordance
58 with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83; and
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60 WHEREAS, notice of this proposed Ordinance has been delivered to the County
61 Executive and County Council of the County of Summit, Ohio in accordance with and
62 within the time periods prescribed in ORC 5709.40 and 5709.83.
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64 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
65 County of Summit and State of Ohio, that:
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67 Section 1. Incentive District Findings and Determinations; Creation of Incentive
68 District. This Council: (i) adopts the Park Ridge Incentive District Economic Development
69 Plan (the "Economic Development Plan") now on file with the Clerk of the City Council,
70 (ii) accepts and adopts the City Engineer's certification to this Council and the City
71 Engineer's findings set forth therein (a) that the Incentive District is less than 300 acres
72 in size and enclosed by a contiguous boundary and (b) that the public infrastructure
73 serving the Incentive District is inadequate to meet the development needs of the Incentive
74 District as evidenced by the Economic Development Plan, (iii) finds and determines that
75 the Project will place additional demand on the public infrastructure, (iv) finds and
76 determines that the City sent written notice of the public hearing regarding this ordinance
77 by first class mail to each owner of real property within the proposed Incentive District at
78 least 30 days prior to such hearing, which notice included a map of the proposed
79 Incentive District as well as the overlay area required by ORC Section 5709.40(C)(2), (v)
80 finds and determines that this Council has not received a request from the owner of any
81 real property within any proposed Incentive District to exclude that owner's property from
82 the Incentive District, (vi) finds and determines that notice of this ordinance has been
83 delivered to the (A) Board of Education of the Woodridge Local School District and (B) the
84 County Executive and County Council of the County of Summit, Ohio, in accordance with
85 and within the time periods prescribed in ORC Sections 5709.40 and 5709.83, and (vii)
86 finds and determines that the City has not received an objection to this ordinance from
87 the County Executive or County Council of the County of Summit, Ohio within the time
88 periods prescribed in ORC Section 5709.40. This Council further finds that the sum of
89 the taxable value of real property in the Incentive District for tax year 2025 and the
90 taxable value of all real property in the City that would have been taxable in tax year
91 2025 were it not for the fact that the property was in an existing incentive district and
92 therefore exempt from taxation, does not exceed twenty-five percent of the taxable value
93 of real property within the City for tax year 2025. Pursuant to the TIF Statutes, this
94 Council hereby creates the Incentive District, the boundaries of which are coextensive
95 with the boundaries of, and include, the Parcels specifically identified and depicted in
96 Exhibit A.
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99 Section 2. Public Infrastructure Improvements. This Council hereby designates the
100 public infrastructure improvements described in Exhibit B (the "Public Infrastructure
101 Improvements") and any other public infrastructure improvements hereafter designated
102 by ordinance as public infrastructure improvements made, to be made or in the process
103 of being made by the City that benefit or serve, or that once made will benefit or serve,
104 the Parcels in the Incentive District.
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110 Section 3. Authorization of Tax Exemption; Life of Incentive District. The life of the
111 Incentive District commences with the first tax year that begins after the effective date of
112 this ordinance and in which an Improvement attributable to a new structure would first
113 appear on the tax list and duplicate of real and public utility property for any Parcel
114 within the Incentive District were it not for the exemption granted in this ordinance and
115 ends on the earlier of (a) 30 years after such commencement or (b) the date on which the
116 City can no longer require service payments in lieu of taxes, all in accordance with the
117 requirements of the TIF Statutes (the "Incentive District Life"). Pursuant to and in
118 accordance with the provisions of ORC Section 5709.40(C), this Council declares that
119 100% of the increase in assessed value of each Parcel subsequent to the effective date of
120 this ordinance (which increase in assessed value is hereinafter referred to as the
121 "Improvement" as defined in ORC Section 5709.40(A)) is a public purpose and 100%
122 exempt from taxation for the Incentive District Life for the Incentive District.

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124 Section 4. Service Payments and Rollback Payments. As provided in ORC Section
125 5709.42, the owner of each Parcel is hereby required to make annual service payments
126 in lieu of taxes with respect to the Improvement to that Parcel to the Summit County
127 Fiscal Officer (the "County Fiscal Officer") on or before the final dates for payment of real
128 property taxes. Each service payment in lieu of taxes, including any penalties and
129 interest at the then current rate established for real property taxes (collectively, the
130 "Service Payments"), will be charged and collected in the same manner and in the same
131 amount as the real property taxes that would have been charged and collected against
132 that Improvement if it were not exempt from taxation pursuant to Section 3. The Service
133 Payments, and any other payments with respect to each Improvement that are received
134 by the County Fiscal Officer in connection with the reduction required by ORC Sections
135 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time,
136 or any successor provisions thereto as the same may be amended from time to time (the
137 "Property Tax Rollback Payments"), will be deposited and distributed in accordance with
138 Section 6.

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140 Section 5. TIF Fund. This Council establishes, pursuant to and in accordance with
141 the provisions of ORC Section 5709.43, the Park Ridge Municipal Public Improvement
142 Tax Increment Equivalent Fund (the "TIF Fund"). The TIF Fund will be maintained in the
143 custody of the City and shall receive all distributions to be made to the City pursuant to
144 Section 6 of this ordinance. Those Service Payments and Property Tax Rollback Payments
145 received by the City with respect to the Improvement of each Parcel and so deposited
146 pursuant to the TIF Act shall be used solely for the purposes authorized in the TIF
147 Statutes and this ordinance (as it may be amended or supplemented). The TIF Fund will
148 remain in existence so long as the Service Payments and Property Tax Rollback Payments
149 are collected and used for the aforesaid purposes, after which time the TIF Fund will be
150 dissolved and any surplus funds remaining therein transferred to the City's General
151 Fund, all in accordance with the TIF Statutes.

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153 Section 6. Distribution of Funds. Pursuant to the TIF Statutes, during the Incentive
154 District Life, the County Fiscal Officer is requested to distribute all Service Payments and
155 Property Tax Rollback Payments collected in respect of each Parcel as follows:

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157 (a) to the Woodridge Local School District, an amount equal to the amount the
158 Woodridge Local School District would otherwise have received as real property tax
159 payments (including the applicable portion of any Property Tax Rollback Payments)
160 derived from the Improvement to each Parcel if the Improvement had not been
161 exempted from taxation pursuant to this Ordinance; and
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(b) to the City, all remaining amounts for further deposit into the TIF Fund for payment costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements.

All distributions required under this Section 6 are requested to be made at the same time and in the same manner as real property tax distributions. The City shall make any distributions to the extent not made by the County Fiscal Officer.

Section 7. Further Authorizations. This Council hereby authorizes and directs the Mayor, the Director of Law, the Director of Finance, and the Community Development Director, or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Department of Development and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the Mayor, the Director of Law, the Director of Finance and the Community Development Director, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this ordinance.

Section 8. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including ORC Section 121.22.

Section 9. Effective Date. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that this ordinance is required to be immediately effective in order to enable the City to timely enter into contracts related to the timely development of the Incentive District and related Public Infrastructure Improvements; wherefore, this ordinance shall be in full force and effect immediately upon its passage.

Passed: _____

President of Council

Clerk of Council

Approved: _____

Mayor

10/12/26

EXHIBIT A
Temporary Ordinance A-78
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IDENTIFICATION AND MAP OF THE PARCELS

The enclosed area on the following map specifically identifies and depicts the Parcels and the boundaries of the Incentive District, and constitutes part of this **EXHIBIT A**. The Parcels include, without limitation, the following parcels (as they existed in the County Auditor’s records on September 30, 2026) and are included for ease of reference only:

3502964



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PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under Section 5709.40(A)(8) of the Ohio Revised Code and that directly benefits or serves the Parcels and specifically include, but are not limited to, any of the following improvements that will benefit or serve the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare, including but not limited to the construction and installation of storm water sewers throughout the proposed development;
- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including but not limited to the resurfacing of Quick Road, installation of sidewalks along Quick Road, and resurfacing of Bellaire Lane.
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto, including but not limited to construction and installation of water and sanitary sewers within the proposed development;
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the Project and the construction of public health, including but not limited to preservation of wetlands and flood plain management in the areas around the proposed development, dam modifications and improvements, any dredging of waterways on the Parcels, streambank erosion protection and renovation and related environmental studies and remediation;
- **Utilities.** Construction, reconstruction or installation of gas, electric and communication service facilities and all appurtenances thereto;
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare;

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- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements throughout the development and described in “Roadways” above;
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements, or (b) in aid of industry, commerce, distribution or research; including, but not limited to, the purchase of parkland; and
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.