

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

September 21, 2026

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

Mr. Siegfert called the meeting to order at 7:07 p.m. All members were present.

The minutes of the July 20, 2026 Community Development Committee meeting and Public Hearing were approved as written.

Legislation Discussed:

Temp. Ord. A-68

Temp. Res. A-69

Discussion:

Mr. Siegfert stated that the Community Development Committee would consider three agenda items and vote on Temporary Ordinance A-68 and Temporary Resolution A-69. Temporary Ordinance A-70 would remain in committee until October 5 to allow time for legal procedures and notice to the school district.

Temp. Ord. A-68

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.

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

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The Director of Community Development will be 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. This Council will further authorize 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.

Mr. Siegferth stated that this ordinance was discussed in Executive Session and asked Ms. Mary Spaugy, Community Development Director, if she had anything further to add. Ms. Spaugy stated that she had nothing further to add.

Mr. Stams moved to bring out Temp. Ord. A-68 with a favorable recommendation, second by Ms. Cebula. Motion passed (5-0).

Temp. Res. A-69

A resolution amending Resolution No. 3-2026 to reflect the termination of the amended Community Reinvestment Area Agreement with JPKM Investments, LLC, and declaring an emergency.

City Council adopted Resolution No. 3-2026, accepting and modifying the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council on July 7, 2026. The City wishes to terminate the amended Community Reinvestment Area Agreement with JPKM Investments, LLC as outlined in Ordinance No. 53-2026, and therefore an amendment to Resolution No. 3-2026 is required.

This Council will amend Resolution No. 3-2026 to reflect the termination of the Amended Community Reinvestment Area agreement with JPKM Investments, LLC, outlined in City Ordinance No. 53-2026.

Mr. Siegferth stated that this resolution was discussed in Executive Session and asked Ms. Mary Spaugy, Community Development Director, if she had anything further to add. Ms. Spaugy stated that she had nothing further to add.

Ms. Nichols-Rhodes explained that Council has discussed these CRA matters in Executive Session because Ohio Revised Code 9.66, enacted in late 2025, restricts public discussion of certain municipal development expenditures and may impose misdemeanor penalties for violations. Although a pending amendment may reduce these restrictions, some information will remain confidential. She expressed concern that the law limits transparency and explained that the public should understand why matters involving public funds are being discussed privately.

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Mr. Stams moved to bring out Temp. Res. A-69 with a favorable recommendation, second by Mrs. Cebula. Motion passed (5-0).

The meeting adjourned at 7:10 p.m.