

NEW LEGISLATION

December 9, 2013

Temp. No.	Introduced	Committee	Description
B-101	12/9/13	P&Z	An ordinance approving the site plan related to the construction of a 45,000 square foot health and fitness club at 1969 Portage Trail (Parcel No. 02-20437), and declaring an emergency.
B-102	12/9/13	Fin	A resolution requesting the Summit County Fiscal Officer to make advance distribution of tax receipts payable to the City of Cuyahoga Falls, and declaring an emergency.
B-103	12/9/13	PA	An ordinance authorizing the Director of Public Service to enter into a contract or contracts for cleaning services at the municipal building, and declaring an emergency.
B-104	12/9/13	PA	A resolution commending Don L. Robart for his service to the City of Cuyahoga Falls as Mayor from 1986 through 2013, and declaring an emergency.
B-105	12/9/13	PA	An ordinance authorizing the Mayor to enter into a contract without competitive bidding with River Falls Property II, LLC for the sale of certain real property not needed for any municipal purpose, and declaring an emergency.
B-106	12/9/13	PA	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of buildings and removal of demolition debris at 2227-2231 4 th Street, certifying the cost thereof to the County Fiscal Officer for collection in the manner provided by law, and declaring an emergency.

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B-107	12/9/13	CD	An ordinance authorizing the Director of Community Development to make a subgrant of Clean Ohio Revitalization Fund Grant proceeds to Portage Crossing, LLC to provide financial assistance for environmental remediation and site preparation at the Portage Crossing Redevelopment Site, (Parcel Nos. 02-05240, 02-05241, 02-14014, 02-01811, 02-18517, 02-18768, 02-18769, 02-20436, 02-20437, 02-20439 and 02-02885), and declaring an emergency.
B-108	12/9/13	CD	An ordinance authorizing the Director of Community Development to enter into a Community Reinvestment Area Tax Exemption Agreement jointly with Falls River, LLC and Testa Enterprises, Inc., and declaring an emergency.

CALENDAR

December 9, 2013

The following legislation will be up for passage at the Council Meeting on December 9, 2013.

Temp. No.	Introduced	Committee	Description
B-81	11/12/13	Fin	An ordinance authorizing the Mayor to enter into a settlement agreement in the case of <i>In re Estate of Ferrato</i> , and declaring an emergency.
B-92	11/25/13	P&Z	An ordinance approving the site plan related to the construction of a 11,250 square foot addition to an industrial building at 80 Cuyahoga Falls Industrial Parkway (Parcel No. 35-05745) and declaring an emergency.
B-93	11/25/13	P&Z	An ordinance approving the final subdivision plat of the Boulder Estates Phase 3 Subdivision and declaring an emergency.
B-95	11/25/13	PI	An ordinance authorizing the Director of Public Service to enter into a contract without competitive bidding with Weatherproofing Technologies, Inc., for partial roof replacement at the Municipal Building, and declaring an emergency.
B-96	11/25/13	PA	An ordinance authorizing the Director of Public Service to enter into a contract without competitive bidding with the Kimble Company, Inc. to extend the term of City Contract No. 6432 for a period of not to exceed four additional years, and declaring an emergency.
B-97 Sub	11/25/13	PA	An ordinance amending the Traffic Control File by providing for installation of various traffic

control devices, and declaring an emergency.

B-98 11/25/13 PA

A resolution approving the Solid Waste Management Plan prepared for the Summit Akron Solid Waste Management Authority, and declaring an emergency.

PENDING LEGISLATION

December 9, 2013

Temp. No.	Introduced	Committee	Description
B-51	7/8/13	PA	A resolution approving an amendment to the Summit County 9-1-1 Plan to include the Southwest Summit Council of Governments as a public safety answering point, and declaring an emergency.
B-55	7/22/13	PA	An ordinance amending Section 131.01 of Title Five, Part One of the Codified Ordinances, relating to authorized staffing of the Fire Department, and declaring an emergency.
B-81	11/12/13	Fin	An ordinance authorizing the Mayor to enter into a settlement agreement in the case of <i>In re Estate of Ferrato</i> , and declaring an emergency.
B-92	11/25/13	P&Z	An ordinance approving the site plan related to the construction of a 11,250 square foot addition to an industrial building at 80 Cuyahoga Falls Industrial Parkway (Parcel No. 35-05745) and declaring an emergency.
B-93	11/25/13	P&Z	An ordinance approving the final subdivision plat of the Boulder Estates Phase 3 Subdivision and declaring an emergency.
B-94	11/25/13	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the replacement of existing 4" and 6" water mains with 8" water mains in portions of Chestnut Boulevard, 8 th Street and Olive Place, and declaring an emergency.
B-95	11/25/13	PI	An ordinance authorizing the Director of Public Service to enter into a contract without competitive bidding with Weatherproofing Technologies, Inc., for

partial roof replacement at the Municipal Building, and declaring an emergency.

B-96	11/25/13	PA	An ordinance authorizing the Director of Public Service to enter into a contract without competitive bidding with the Kimble Company, Inc. to extend the term of City Contract No. 6432 for a period of not to exceed four additional years, and declaring an emergency.
B-97 Sub	11/25/13	PA	An ordinance amending the Traffic Control File by providing for installation of various traffic control devices, and declaring an emergency.
B-98	11/25/13	PA	A resolution approving the Solid Waste Management Plan prepared for the Summit Akron Solid Waste Management Authority, and declaring an emergency.
B-99	12/2/13	Fin	An ordinance establishing annual appropriations of money for the current expenses, capital expenditures and other expenses of the City of Cuyahoga Falls for the fiscal year ending December 31, 2014, and declaring an emergency.
B-100	12/2/13	Fin	An ordinance providing for supplemental and/or amended appropriations of money for current operating expenses and capital expenditures of the City of Cuyahoga Falls, and authorizing the transfer of appropriations within and for the various funds hereinafter set forth, and declaring an emergency.

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5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. - 2013

8
9 AN ORDINANCE APPROVING THE SITE PLAN RELATED
10 TO THE CONSTRUCTION OF A 45,000 SQUARE FOOT
11 HEALTH AND FITNESS CLUB AT 1969 PORTAGE TRAIL
12 (PARCEL NO. 02-20437), AND DECLARING AN
13 EMERGENCY.
14

15
16 WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires
17 that all affirmative decisions made by the Planning Commission be submitted to
18 Council; and
19

20 WHEREAS, site plan review by the Planning Commission is required for the
21 construction of all new buildings in excess of 8,000 SF in the City of Cuyahoga Falls,
22 Ohio; and
23

24 WHEREAS, on December 3, 2013, the Planning Commission approved the site
25 plan for the construction of a 45,000 square foot health and fitness club for Portage
26 Crossing, LLC at 1969 Portage Trail (Parcel No. 02-20437), within the City of
27 Cuyahoga Falls, Ohio,
28

29 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
30 Falls, County of Summit, and State of Ohio, that:
31

32 Section 1. This Council approves the site plan related to the construction of a
33 45,000 square foot health and fitness club for Portage Crossing, LLC at 1969 Portage
34 Trail (Parcel No. 02-20437) in Cuyahoga Falls, Ohio, in accordance with Cuyahoga
35 Falls General Development Code regulations as set forth in the Codified Ordinances
36 of the City of Cuyahoga Falls and as approved by the Planning Commission subject
37 to the plans and final conditions contained in File P-33-13-SP, and as further
38 depicted on the site plan and elevation renderings attached hereto as Exhibit A.
39

40 Section 2. Any other ordinances or resolutions or portions of ordinances and
41 resolutions inconsistent herewith are hereby repealed, but any ordinances and
42 resolutions not inconsistent herewith and which have not previously been repealed
43 are hereby ratified and confirmed.
44

45 Section 3. It is found and determined that all formal actions of this Council
46 concerning and relating to the adoption of this ordinance were adopted in an open
47 meeting of this Council, and that all deliberations of this Council and of any of its
48 committees that resulted in such formal action, were in meetings open to the public,
49 in compliance with all legal requirements, to the extent applicable, including Chapter
50 107 of the Codified Ordinances.

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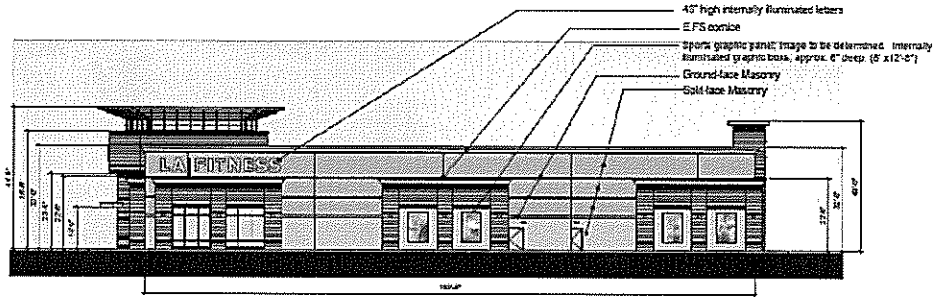
Section 4. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and appropriate development of this property, 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

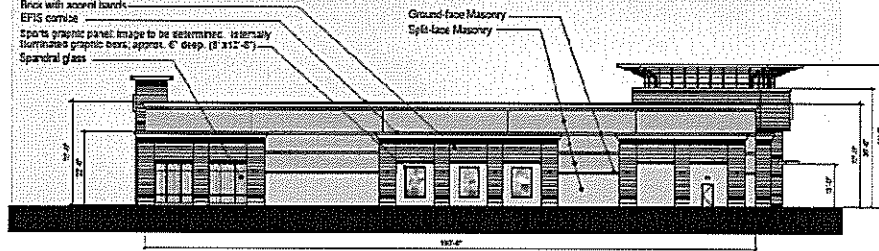
Clerk of Council

Approved: _____
Mayor

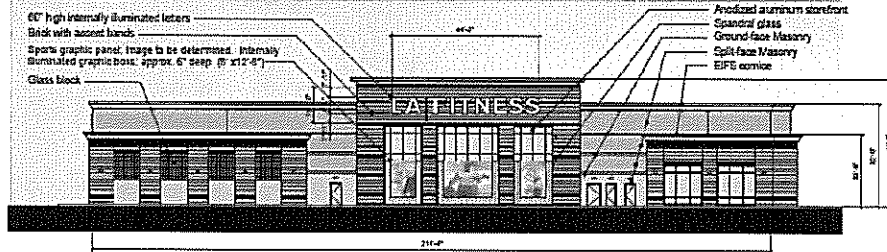
12/9/2013
O/2013ords/P-33-13-SP LAFitness site plan



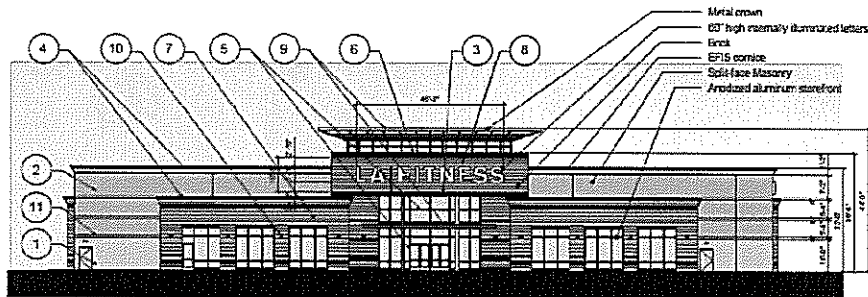
West Elevation



East Elevation



South Elevation



North Elevation

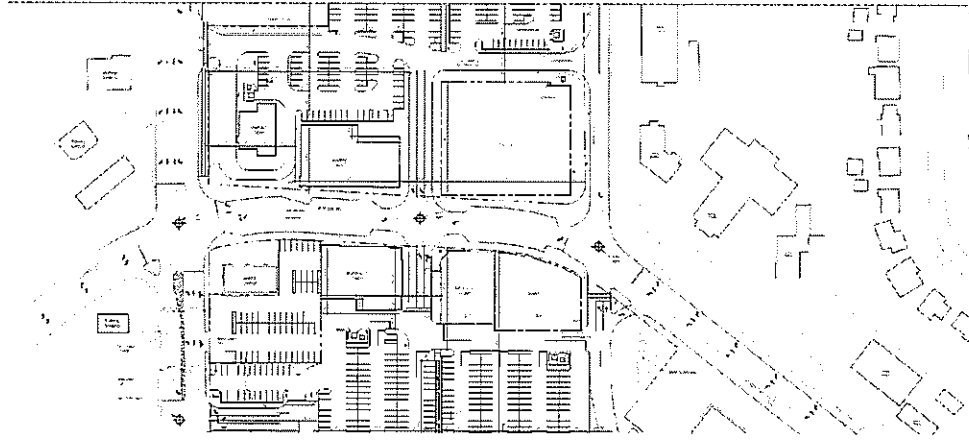
Color Legend

- | | | | | | | | | | |
|----|--|---|---|---|--|---|---|----|---|
| 1 | Split-face masonry -
Match ICI Paints -
FA1723 -
Sandling | 2 | Split-face masonry -
Match ICI Paints -
#A1723 -
Accent Pottery | 3 | Brick - Accent
courting at Irelanda -
Walworth Brick -
Color ICI Interiors,
Type 2 & Sandale | 4 | EIFS Cornice -
Match ICI
Paints - #1653 -
Dawn White | 5 | Skateport & Entry Doors - Clear
anodized brushed aluminum at
storefront panels and entry doors w/
dual glazed green tint glass |
| 6 | Fin-finished
Metal Cladding -
ICI Paints -
#1715 -
Creme Drive | 7 | Brick - Field brick
at Irelanda -
Walworth Brick
- Color Hudson,
Type 0 | 8 | Brick - Field
brick at Irelanda -
Walworth
Brick - Color
Sandale | 9 | Metal Entry Crown &
Metal Cladding -
Match ICI Paints -
F2010 - Snowed | 10 | Light Fixture - Part
of-4204493 fixture -
on Lighting fixture WFS074 |
| 11 | Ground-face masonry -
Match ICI Paints -
#A1723 -
Accent Pottery | | | | | | | | |

INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS.



B-101



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3 CITY OF CUYAHOGA FALLS, OHIO

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5 RESOLUTION NO. - 2013

6
7 A RESOLUTION REQUESTING THE SUMMIT COUNTY FISCAL
8 OFFICER TO MAKE ADVANCE DISTRIBUTION OF TAX
9 RECEIPTS PAYABLE TO THE CITY OF CUYAHOGA FALLS, AND
10 DECLARING AN EMERGENCY.
11

12 WHEREAS, Ohio Revised Code §321.33 provides for semi-annual distribution of tax receipts
13 collected by the County Fiscal Officer and payable to the City of Cuyahoga Falls, and
14

15 WHEREAS, Ohio Revised Code §321.34 provides that when local authorities by resolution so
16 request, the County Fiscal Officer shall make advance payment of tax receipts that are in the
17 county treasury to the credit of the account of the local authority, to the extent such tax receipts
18 are lawfully applicable to the purpose of the current fiscal year in which the request is made;
19

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

22
23 Section 1. In accordance with Ohio Revised Code §321.34, the City of Cuyahoga Falls hereby
24 requests that the County Fiscal Officer make advance distribution of local tax receipts now in
25 collection and normally payable in 2014, for the 2013 tax year.
26

27 Section 2. It is found and determined that all formal actions of this Council concerning and
28 relating to the adoption of this resolution were adopted in an open meeting of this Council and
29 that all deliberations of this Council and of any of its committees that resulted in such formal
30 action were in meetings open to the public, in compliance with all legal requirements including
31 Chapter 107 of the Codified Ordinances.
32

33 Section 3. This resolution is hereby declared to be an emergency measure necessary for the
34 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
35 Falls and the inhabitants thereof, and provided it received the affirmative vote of two-thirds of the
36 members elected or appointed to Council, it shall take effect and be in force immediately upon its
37 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
38 period allowed by law.
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41

42 Passed: _____

President of Council

Clerk of Council

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50 Approved: _____

Mayor

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54 12/9/13

55 O:\2013ords\Advance of Local Taxes

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO - 2013

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7
8 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC
9 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS FOR
10 CLEANING SERVICES AT THE MUNICIPAL BUILDING, AND
11 DECLARING AN EMERGENCY.

12
13
14 BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and State
15 of Ohio, that:

16
17 Section 1. The Director of Public Service is hereby authorized to enter into a contact or
18 contracts, according to law, for cleaning services for the Municipal Building, for a period not to
19 exceed two years.

20
21 Section 2. The Finance Director is authorized and directed to make payment for same from
22 funds properly appropriated.

23
24 Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions
25 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of
26 ordinances and resolutions not inconsistent herewith and which have not previously been
27 repealed are hereby ratified and confirmed.

28
29 Section 4. It is found and determined that all formal actions of this Council concerning and
30 relating to the adoption of this ordinance were adopted in an open meeting of this Council and
31 that all deliberations of this Council and of any of its committees that resulted in such formal
32 action were in meetings open to the public, in compliance with all legal requirements including
33 Section 121.22 of the Ohio Revised Code.

34
35 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
36 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
37 Falls and the inhabitants thereof and provided it receives the affirmative vote of two-thirds of the
38 members elected or appointed to Council, it shall take effect and be in force immediately upon its
39 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
40 period allowed by law.

41
42
43 Passed: _____

President of Council

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Clerk of Council

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51 Approved: _____

Mayor

52
53
54 12/9/13

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 RESOLUTION NO. - 2013

6
7 A RESOLUTION COMMENDING DON L. ROBART FOR
8 HIS SERVICE TO THE CITY OF CUYAHOGA FALLS AS
9 MAYOR FROM 1986 THROUGH 2013, AND DECLARING
10 AN EMERGENCY.

11
12 WHEREAS, Don L. Robart has been a resident of Cuyahoga Falls from the age of
13 7 and is a 1963 graduate of Cuyahoga Falls High School; and

14
15 WHEREAS, Don L. Robart is a United States Marine, serving his country from
16 1965 through 1971; and

17
18 WHEREAS, in the midst of a successful career at Firestone Tire and Rubber, Don
19 L. Robart was elected to and served on Cuyahoga Falls City Council from 1984 to
20 1985, where he was a leading proponent of the eventual 1986 merger of the City of
21 Cuyahoga Falls and Northampton Township, the first successful merger of a city and
22 a township in the history of Ohio; and

23
24 WHEREAS, Don L. Robart was elected Mayor in 1985, became the first Mayor of
25 the merged community which had tripled in geographic size, and was chiefly
26 responsible for the successful integration of the City and Township governments;
27 and

28
29 WHEREAS, Mayor Robart worked diligently to achieve the full benefits of the
30 merger by expanding water, sewer, and municipal electric utilities to residents and
31 businesses in the former township areas, thus opening the former township areas to
32 economic development opportunities; and

33
34 WHEREAS, in 1996, under Mayor Robart's leadership, the City purchased the
35 Summit County water distribution system in the former township areas, permitting
36 further expansion of the water system to underserved areas; and

37
38 WHEREAS, in 2004, Mayor Robart successfully led the effort to close the City of
39 Akron's Hardy Road Landfill and struck a landmark agreement with the City of
40 Akron under which residents and businesses affected by contamination of well water
41 from the landfill would have a right of access to municipal water service; and

42
43 WHEREAS, due to successful extension of municipal utilities in the former
44 township, Cuyahoga Falls became a prime location for new residential development,
45 leading to the construction of over 1,108 new homes in such developments as Silver
46 Maples, Cedar Woods, Prescott Green, Woodhaven, Regent Park, The Dales, Bath
47 Heights, Adam's Run, Crown Pointe and Timber Creek; and
48

49 WHEREAS, in 2004 Mayor Robart pursued the Tamsin Park annexation,
50 resulting in an agreed-upon annexation with Boston Township which added over
51 100 acres to the City and made possible the unique Hidden Lakes and Boulder
52 Estates residential subdivisions; and
53

54 WHEREAS, in 2005, under Mayor Robart's leadership, the City adopted the
55 hurricane-stricken town of D'Iberville, Mississippi in order to assist this town in its
56 recovery from Hurricane Katrina, a relief effort that included dozens of volunteer
57 employees, equipment and materials; and
58

59 WHEREAS, Don L. Robart was an early advocate for recycling and initiated the
60 City's first efforts in curbside recycling; and
61

62 WHEREAS, under the leadership Mayor Robart, the City was awarded the USEPA
63 National Recycling Award "Buy-Recycled" Campaign (June 1995) and the Award of
64 Excellence in Recycling sponsored by Keep Ohio Beautiful (1990); and
65

66 WHEREAS, as a result of Mayor Robart's leadership in recycling, the City of
67 Cuyahoga Falls won the Keep America Beautiful President's Circle Award in 2012 for
68 comprehensive recycling, litter prevention, and municipal solid waste reduction
69 programming; and
70

71 WHEREAS, Mayor Robart recognized throughout his tenure that the key to a
72 community controlling its own destiny is its municipal utility services, and worked
73 diligently to preserve the City's independence as a full-service water utility, and to
74 position Cuyahoga Falls as a leader among public power communities; and
75

76 WHEREAS, Mayor Robart has consistently worked to maintain and preserve the
77 City's ability to offer high quality, low cost water, sewer, electric and sanitation
78 services to the community; and
79

80 WHEREAS, in 1999 Mayor Robart initiated the first natural gas customer
81 aggregation plan in Ohio, permitting Cuyahoga Falls natural gas customers to have
82 access to the best natural gas utility rates on the market; and
83

84 WHEREAS, in 1996 Mayor Robart initiated legislation that guarantees that 29%
85 of all municipal income tax receipts are dedicated to capital improvement projects
86 that protect the long-term sustainability of the community's infrastructure; and
87

88 WHEREAS, Mayor Robart's tenure has been characterized by keen attention to
89 financial management and fiscal responsibility, under which the City currently
90 enjoys a 23% year-end General Fund balance; and
91

92 WHEREAS, under the leadership of Mayor Robart, the City, in 2001, earned its
93 first improved bond rating in 25 years when the City's bond rating was upgraded
94 from "A1" to "Aa3;" and
95

96 WHEREAS, the City's bond rating was upgraded again in 2011 by Moody's
97 Investor Service to "Aa2;" and

98
99 WHEREAS, under Mayor Robart's leadership the City consistently deployed
100 innovative, cost-saving ideas in the delivery of basic City services, including one-
101 operator automated sanitation packer trucks, rolling bins for refuse, recycling, and
102 yard waste, automatic water and electric meter reading, and highly efficient "e-poke"
103 salt spreaders; and

104
105 WHEREAS, Mayor Robart worked to raise public awareness of energy efficiency
106 issues by initiating free and low cost distribution of energy efficient lighting,
107 appliance rebates, and industrial energy retrofit projects through the Efficiency
108 Smart program; and

109
110 WHEREAS, Mayor Robart served on the Board of Directors of the Ohio Municipal
111 Electric Association, receiving its Distinguished Service Award (1999) for his work
112 with electric generation joint ventures with other municipal electric agencies; and

113
114 WHEREAS, Mayor Robart guided the City through the replacement of the former
115 Natatorium with the new \$26 million Natatorium and Wellness Center, a state-of-
116 the-art fitness and health facility open to all residents; and

117
118 WHEREAS, in order to improve the vitality of the City's historic core, Mayor
119 Robart initiated construction of the \$5 million Falls River Square District, a public
120 festival and special event site consisting of the riverside Pavilion and Amphitheatre,
121 now host to numerous private events, several annual festivals and the well-known
122 summer music series "Rockin' on the River;" and

123
124 WHEREAS, under Mayor Robart's leadership the City purchased a failing 9-hole
125 golf course in 1992 and developed the 18-hole Brookledge Golf Club, one of the most
126 successful municipal golf courses in Ohio; and

127
128 WHEREAS, in 1987, Mayor Robart initiated the redevelopment of the City's
129 historic core by issuing a Request for Proposals for the construction and operation of
130 a first-class hotel on urban renewal property formerly occupied by the Vaughn
131 Machinery Company, thereby resulting in the Sheraton Suites Hotel, which created
132 200 new jobs and established the cornerstone for new downtown development; and

133
134 WHEREAS, upon the closure of the former Fallsview Psychiatric Hospital in 1997,
135 Mayor Robart forged a partnership with the State of Ohio to take charge of the
136 process for redevelopment; thereby resulting in the transformation of the facility into
137 the new Falls Village consisting of 74 assisted living suites and 70 private nursing
138 home rooms; and

139
140 WHEREAS, over 28 years Mayor Robart pursued the development of new
141 industrial parks to increase the growth of the manufacturing tax base, which efforts
142 have come to fruition in the creation of Falls Commerce Park, including Alro Steel
143 and Katherine's Collection, and Cuyahoga Falls Industrial Park, including Decker

144 Fasteners, A&C Welding, Eagle Elastomer, Ansco Machine, Pilot Plastics and
145 Roadrunner Dawes; and

146

147 WHEREAS, Mayor Robart used the development tools at the City's disposal to
148 encourage projects such as the creation of a global headquarters and research and
149 development facility for Americhem in the central business district as well as the
150 construction of its production plant on Steels Corners Road, GOJO's \$22 million
151 expansion, which retained over 800 Cuyahoga Falls jobs, the re-build of Technicote's
152 facility after it was devastated by fire, and SGS Tool Company on Marc Drive; and

153

154 WHEREAS, over a period of almost three decades, Mayor Robart marshaled the
155 tools of the City's Development Department to forge public-private development
156 partnerships that produced over \$1 billion in significant new industrial, commercial
157 and residential real estate development in the City, including major downtown
158 projects such as the Sheraton Suites, Towne Centre building, Fountain Pointe and
159 the Powerhouse at Water's Edge; and

160

161 WHEREAS, Mayor Robart fully understood the existential threat to the City posed
162 by urban blight manifest in the dilapidated State Road Shopping Center, and
163 responding to a public that recognized the same threat, initiated a targeted
164 appropriation action in 2007 to purchase the site, stop the blight, and redevelop the
165 site into a first-class retail center; and

166

167 WHEREAS, despite the financial panic of 2008 and the ensuing Great Recession,
168 Mayor Robart steadfastly pursued redevelopment of the State Road Shopping
169 Center, and ultimately concluded a multi-faceted agreement with Stark Enterprises
170 under which the State Road Shopping Center will be reborn as Portage Crossing in
171 2014; and

172

173 WHEREAS, Mayor Robart presided over the City's sesquicentennial (1987) and
174 bicentennial (2012) celebrations; and

175

176 WHEREAS, Mayor Robart pursued and obtained EPA grant funding to remove
177 two dams on the Cuyahoga River, thus improving water quality on the river and
178 opening a large portion of the river to Class IV and V whitewater rafting and other
179 recreational opportunities; and

180

181 WHEREAS, recognizing that further development and redevelopment of
182 Cuyahoga Falls business and industry was being impeded by contaminated
183 "brownfields" remaining from 19th and 20th century industrial practices, Mayor
184 Robart aggressively sought grant funding for the clean-up of various former
185 industrial sites in the City's historic core, resulting in redevelopment and re-use of
186 former industrial sites including the former Prospect Mold & Die building – now the
187 New High Bridge Glens Park; the former H&M building – now The Watermark mixed-
188 use development, and the demolition of the former Morgoch Lincoln Mercury
189 Building; and

190

191 WHEREAS, Mayor Robart's use of over \$8 million in Clean Ohio Revitalization
192 Fund grants for decontamination of former industrial sites was so successful that
193 the Ohio Department of Development uses its Cuyahoga Falls decontamination sites
194 as showcases of the program's success; and
195

196 WHEREAS, Don L. Robart's tenure as Mayor is not measured simply by his terms
197 in office, but rather by the positive legacy he created that will touch every part of this
198 community for generations to come,
199

200 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga
201 Falls, County of Summit and State of Ohio, that:
202

203 Section 1. This Council commends Don L. Robart for his 28 years in service to
204 the people of Cuyahoga Falls as their Mayor, and for his leadership and dedication to
205 the City and its people, and wishes him well in his new endeavors.
206

207 Section 2. It is found and determined that all formal actions of this Council
208 concerning and relating to the passage of this resolution were adopted in an open
209 meeting of this Council and of any of its committees that resulted in such formal
210 actions were in meetings open to the public in compliance with all legal requirements
211 including Chapter 107 of the Codified Ordinances.
212

213 Section 3. This resolution is hereby declared to be an emergency measure
214 necessary for the preservation of the public peace, health, safety, convenience and
215 welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it
216 receives the affirmative vote of two-thirds of the members elected or appointed to
217 Council, it shall take effect and be in force immediately upon its passage and
218 approval by the Mayor; otherwise it shall take effect and be in force at the earliest
219 period allowed by law.
220

221
222 Passed: _____
223 _____
224 President of Council
225

226
227 _____
228 Clerk of Council
229

230 Approved: _____
231 _____
232 Mayor

232 12/9/13
233 O:\2013ords\Commendatory Reso

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2013

6
7 AN ORDINANCE AUTHORIZING THE MAYOR TO
8 ENTER INTO A CONTRACT WITHOUT COMPETITIVE
9 BIDDING WITH RIVER FALLS PROPERTY II, LLC
10 FOR THE SALE OF CERTAIN REAL PROPERTY NOT
11 NEEDED FOR ANY MUNICIPAL PURPOSE, AND
12 DECLARING AN EMERGENCY.
13

14 WHEREAS, the City owns certain real property located at Front Street and
15 known as Lot 20 of the Front and Center Urban Renewal Area (Parcel No. 02-
16 18228) (hereinafter the "Property"); and
17

18 WHEREAS, a portion of the Property consisting of 0.0603 acres and further
19 defined in the legal description of Louis J Giffels dated November 21, 2013, and
20 attached hereto as Exhibit "A," is not needed for any municipal purpose, and
21

22 WHEREAS, Section 2 of the City Charter, adopted pursuant to Art. XVIII,
23 Sections 3 and 7 of the Ohio Constitution, authorizes this Council to make
24 exception to the competitive bidding procedures set forth in the Revised Code,
25

26 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of
27 Cuyahoga Falls, County of Summit and State of Ohio, that:
28

29 Section 1. Notwithstanding and as an exception to Section 721.03 of the
30 Ohio Revised Code, the Mayor is hereby authorized to enter into a contract
31 without competitive bidding with River Falls Property II, LLC for the sale of the
32 Property defined in Exhibit "A," a 0.0603 acre portion of Lot 20 of the Front and
33 Center Urban Renewal Area (Parcel No. 02-18228). This Council finds and
34 determines that the purchase price of \$5,000 equals or exceeds the fair market
35 value of the property.
36

37 Section 2. Any other ordinances and resolutions or portions of ordinances
38 and resolutions inconsistent herewith are hereby repealed, but any ordinances
39 and resolutions or portions of ordinances and resolutions not inconsistent
40 herewith and which have not previously been repealed are hereby ratified and
41 confirmed.
42

43 Section 3. It is found and determined that all formal actions of this Council
44 concerning and relating to the adoption of this ordinance were adopted in an
45 open meeting of this Council and that all deliberations of this Council and of
46 any of its committees that resulted in such formal action were in meetings open
47 to the public, in compliance with all legal requirements including Chapter 107
48 of the Codified Ordinances.
49

50 Section 4. This ordinance is hereby declared to be an emergency measure
51 necessary for the preservation of the public peace, health, safety, convenience
52 and welfare of the City of Cuyahoga Falls and the inhabitants thereof and
53 provided, it receives the affirmative vote of two-thirds of the members elected or
54 appointed to Council, it shall take effect and be in force immediately upon its
55 passage and approval by the Mayor; otherwise it shall take effect and be in force
56 at the earliest period allowed by law.

57

58

59 Passed: _____

President of Council

61

62

63

64

Clerk of Council

65

66

67 Approved: _____

Mayor

68

69

70

71 12/9/13

72 O:\2013ords\Sale of Lot 20 Front Center

GBC DESIGN, INC.

565 White Pond Drive • Akron, OH 44320-1123 • Phone 330-836-0228 • Fax 330-836-5782 • www.GBCdesign.com

November 21, 2013

LEGAL DESCRIPTION

City of Cuyahoga Falls

Lot Split


Area = 0.0603 Acres

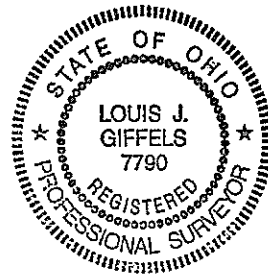
Situated in the City of Cuyahoga Falls, County of Summit, and State of Ohio and known as being part of Lot 20 of Disposition Map Front & Center Urban Renewal Area as recorded in P.B. 105, PGS. 59-61 of the Summit County records and more fully described as follows:

Beginning at a 5/8" capped rebar (GBC Design, Inc.) to be set at a northwesterly corner of Lot 103 of Replat of Portion of Front & Center Urban Renewal Disposition Map as recorded in P.B. 125, PGS. 66-68 of the Summit County records, said point being the True Place of Beginning for the parcel of land herein described in the following four (4) courses;

1. Thence along the easterly line of Front Street (width varies), which is the arc of a circle curving to the right, having a radius of 344.49 feet, an arc distance of 70.66 feet, a delta of 11°45'09", a chord bearing of N 24°34'52" E, a chord distance of 70.54 feet, to a 5/8" capped rebar (GBC Design, Inc.) to be set;
2. Thence S 56°02'23" E, along a new line of division, a distance of 43.75 feet to a point;
3. Thence S 25°42'25" W, along a westerly line of said Lot 103 of said Replat of Portion of Front & Center Urban Renewal Disposition Map, a distance of 48.69 feet to a capped rebar (5060) found;
4. Thence N 84°39'37" W, along a northerly line of said Lot 103 of said Replat of Portion of Front & Center Urban Renewal Disposition Map, a distance of 44.71 feet to the True Place of Beginning, and containing 0.0603 Acres of land, more or less, as surveyed in November, 2013 by Louis J. Giffels, Registered Surveyor No. 7790, with GBC Design, Inc., but subject to all legal highways and any restrictions, reservations, or easements of record.

*The Basis of Bearing for this legal description is the Replat of Portion of Front & Center Urban Renewal Disposition Map as recorded in P.B. 125, PGS. 66-68 of the Summit County records.


Louis J. Giffels, P.S. Reg. No. 7790



3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2013

7
8 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC
9 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS,
10 ACCORDING TO LAW, FOR THE DEMOLITION OF
11 BUILDINGS AND REMOVAL OF DEMOLITION DEBRIS AT
12 2227-2231 4TH STREET, CERTIFYING THE COST THEREOF
13 TO THE COUNTY FISCAL OFFICER FOR COLLECTION IN
14 THE MANNER PROVIDED BY LAW, AND DECLARING AN
15 EMERGENCY.
16

17 WHEREAS, the Building Official has declared the buildings located at 2227-2231 4th
18 Street to be dangerous buildings within the meaning of Chapter 1335 of the Codified
19 Ordinances; and
20

21 WHEREAS, the Building Official has provided a notice to all owners and interested
22 parties concerned with the buildings identified in Section 1 below, instructing such owners
23 and interested parties as to the repairs required to make the buildings safe, ordering the
24 owners to repair or demolish the buildings accordingly, and informing the owners and
25 interested parties of their right of appeal under Section 1335.05 of said Chapter, and
26

27 WHEREAS, no appeals of the Building Official's orders have been received,
28

29 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
30 County of Summit and State of Ohio, that:
31

32 Section 1. This Council hereby finds and determines that the following described
33 structures are insecure, unsafe, and structurally defective within the meaning of Ohio
34 Revised Code §715.26, and dangerous buildings within the meaning of Section 1335.01 of
35 the Codified Ordinances:
36

- 37 (1) 2227-2231 4th Street (all structures)
- 38

39 Section 2. The Director of Public Service is authorized to enter into a contract or
40 contracts, according to law, for the demolition of the dangerous buildings listed in Section 1
41 above, and the removal of debris therefrom.
42

43 Section 3. The Finance Director is authorized to make payment for same from the
44 Capital Projects Fund
45

46 Section 4. In accordance with Ohio Revised Code §715.26, the Finance Director is
47 hereby directed to certify the costs of demolition and debris removal to the Clerk of Council
48 who shall then certify the same to the Summit County Fiscal Officer for placement thereof
49 on the tax duplicate together with interest and penalties provided by law.
50

51 Section 5. Any other ordinance and resolutions or portions of ordinances and
52 resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions
53 or portions of ordinances and resolutions not inconsistent herewith and which have not
54 previously been repealed are hereby ratified and confirmed.
55

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

61
62 Section 7. This ordinance is hereby declared to be an emergency measure necessary for
63 the preservation of the public peace, health, safety, convenience and welfare of the City of
64 Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of
65 two thirds of the members elected or appointed to Council, it shall take effect and be in force
66 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and
67 be in force at the earliest period allowed by law.

68
69
70 Passed: _____
71 _____
72 President of Council

73
74
75 _____
76 Clerk of Council

77
78 Approved: _____
79 _____
80 Mayor

81 12/9/13
82 O:\2013ords\2227-2231 4th Demo Ordinance.doc

2
3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2013

7
8
9 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
10 COMMUNITY DEVELOPMENT TO MAKE A SUBGRANT
11 OF CLEAN OHIO REVITALIZATION FUND GRANT
12 PROCEEDS TO PORTAGE CROSSING, LLC TO PROVIDE
13 FINANCIAL ASSISTANCE FOR ENVIRONMENTAL
14 REMEDIATION AND SITE PREPARATION AT THE
15 PORTAGE CROSSING REDEVELOPMENT SITE,
16 (PARCEL NOS. 02-05240, 02-05241, 02-14014, 02-
17 01811, 02-18517, 02-18768, 02-18769, 02-20436, 02-
18 20437, 02-20439 AND 02-02885), AND DECLARING AN
19 EMERGENCY.
20

21 WHEREAS, on July 13, 2009, the State of Ohio Department of Development,
22 through State Controlling Board Action No. DEV0100718, awarded a Clean Ohio
23 Revitalization Fund ("CORF") grant (Grant No. ADMN-10-007, hereinafter the
24 "CORF Grant") to the City Cuyahoga Falls in the amount of \$2,000,000 for the
25 purpose of assessment and remediation of environmental contamination and site
26 preparation at the former State Road Shopping Center (Parcel Nos. 02-05240, 02-
27 05241, 02-14014, 02-01811, 02-18517, 02-18768, 02-18769, 02-20436, 02-
28 20437, 02-20439 AND 02-02885) hereinafter the "Property;" and
29

30 WHEREAS, pursuant to the authority of Ord. No. 57-2009, passed June 22,
31 2009, the City entered into contract to expend the CORF Grant for the assessment
32 and remediation purposes stated therein, which purposes have been fully
33 completed; and
34

35 WHEREAS, by written amendment to the CORF Grant dated July 17, 2013, the
36 Ohio Development Services Agency (ODSA), as administrator of the CORF Grant,
37 approved reprogramming of unused surplus grant monies associated with the
38 CORF Grant to further site preparation work including backfilling at the site; and
39

40 WHEREAS, ODSA has approved as consistent with governing law, a subgrant in
41 the amount of not to exceed \$215,000 to be provided to Portage Crossing, LLC to
42 provide financial assistance for further site preparation work including backfilling
43 at the Portage Crossing Redevelopment Site,
44

45 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
46 Falls, County of Summit and State of Ohio, that:
47

48 Section 1. The Director of Community Development is hereby authorized to make
49 a subgrant of the proceeds of CORF Grant No. ADMN-10-007 in the amount of not to
50 exceed \$215,000 to Portage Crossing, LLC for the purpose of providing financial
51 assistance for further site preparation work including backfilling at the Portage
52 Crossing Redevelopment Site (Parcel Nos. 02-05240, 02-05241, 02-14014, 02-
53 01811, 02-18517, 02-18768, 02-18769, 02-20436, 02-20437, 02-20439 AND 02-
54 02885), as set forth in the subgrant agreement now on file with the Clerk of Council
55 in Council File No._____.

56
57 Section 2. The Director of Finance is hereby authorized and directed to make
58 payment for same from the Capital Projects Fund, line item Capital Outlay.
59

60 Section 3. Any other ordinances or resolutions or portions of ordinances and
61 resolutions inconsistent herewith are hereby are repealed, but any ordinances and
62 resolutions not inconsistent herewith and which have not previously been repealed
63 are hereby ratified and confirmed.
64

65 Section 4. It is found and determined that all formal actions of this Council
66 concerning and relating to the adoption of this ordinance were adopted in an open
67 meeting of this Council, and that all deliberations of this Council and of any of its
68 committees that resulted in such formal action, were in meetings open to the public,
69 in compliance with all legal requirements, to the extent applicable, including Chapter
70 107 of the Codified Ordinances.
71

72 Section 5. This ordinance is hereby declared to be an emergency measure
73 necessary for the preservation of the public peace, health, safety, convenience and
74 welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that
75 it is immediately necessary to permit timely and appropriate development of this
76 property, and provided it receives the affirmative vote of two thirds of the members
77 elected or appointed to Council, it shall take effect and be in force immediately upon
78 its passage and approval by the Mayor; otherwise it shall take effect and be in force
79 at the earliest period allowed by law.
80

81
82

83 Passed: _____
84 _____
85 President of Council

86
87 _____
88 Clerk of Council

89 Approved: _____
90 _____
91 Mayor

92 12/9/13
93 O:\2013ords\CORF subgrant Portage Crossing

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. -2013

6
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
8 COMMUNITY DEVELOPMENT TO ENTER INTO A
9 COMMUNITY REINVESTMENT AREA TAX EXEMPTION
10 AGREEMENT JOINTLY WITH FALLS RIVER, LLC AND
11 TESTA ENTERPRISES, INC., AND DECLARING AN
12 EMERGENCY.
13

14 WHEREAS, pursuant to Ordinance No. 95-2004, passed June 28, 2004, this
15 Council established and designated the boundaries of the Cuyahoga River
16 Community Reinvestment Area ("CRCRA") pursuant to Ohio Revised Code §3735.65
17 et seq., to encourage the development of real property within the CRCRA; and
18

19 WHEREAS, the State of Ohio Director of Development has made a determination
20 that the findings contained in Ord. No. 95-2004 are valid, and that the classification
21 of structures and/or remodeling eligible for exemption under the Ordinance is
22 consistent with zoning restrictions applicable to the CRCRA, and
23

24 WHEREAS, with receipt of the Director's positive determination, the City is
25 enabled to abate certain taxes on real property located in the CRCRA, in order to
26 provide an incentive for the creation and retention of jobs and investment within the
27 CRCRA; and
28

29 WHEREAS, this Council has determined to provide economic development
30 assistance in the form of tax abatement to Falls River, LLC in connection with
31 development of a mixed-use residential and retail project to be located on the east
32 side of Front Street at Prospect Street (Parcel Nos. 02-17769, 02-03122, 02-17770,
33 02-17696, 02-03124, and 02-03123), hereinafter the "Project,"
34

35 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
36 Falls, County of Summit, and State of Ohio, that:
37

38 Section 1. The Director of Community Development is hereby authorized to
39 enter into a Community Reinvestment Area tax exemption agreement in accordance
40 with Ohio Revised Code §§3735.67 and 3735.671, jointly with Falls River, LLC and
41 Testa Enterprises, Inc., consistent with Ordinance No. 95-2004 and the terms set
42 forth in the application for tax exemption attached hereto as Exhibit A, in order to
43 provide the Project with an exemption from real property tax at (or not exceeding) the
44 percentage and for (or not exceeding) the duration stipulated in said application.
45

46 Section 2. This Council further authorizes the Mayor, Director of Finance,
47 Director of Community Development, Director of Law and any other city officials,
48 individually and/or collectively as may be appropriate, to prepare and execute such

49 other documents and do other things as are necessary or incidental to carrying out
50 the requirements of this legislation consistent with the terms of the attached
51 application.

52

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

57

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

64

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

72

73

74 Passed: _____

President of Council

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76

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Clerk of Council

80

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82 Approved: _____

Mayor

83

84

85

86 12/9/13

87 O:\2013ords\Fall River - Testa CRA Agreement

Draft

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Cuyahoga Falls located in the County of Summit and Falls River LLC and Testa Enterprises.

- 1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

<u>Falls River, LLC & Testa Enterprises</u>	<u>Joel A. Testa</u>
Enterprise Name	Contact Person
<u>2335 2nd Street, Cuyahoga Falls, OH 44221</u>	<u>330.928.1988</u>
Address	Telephone Number

- b. Project site:

<u>PPN: 0217769, 0203122, 0217770,</u>	<u>Joel A. Testa</u>
<u>0217696, 0203124, 0203123</u>	Contact Person
Address	
<u>330.928.1988</u>	
Telephone Number	

- 2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Residential housing and commercial retail stores

- b. List primary 6 digit North American Industry Classification System (NAICS) #
Business may list other relevant SIC numbers. 531110

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: N/A)

- d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Corporation

- 3. Name of principal owner(s) or officers of the business.

Paul Testa / George George

- 4. a. State the enterprise's current employment level at the proposed project site:

The are no employees currently at the project site.

- b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes ___ No X
- c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:
N/A
- d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):
N/A
- e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:
N/A
- f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?
N/A

5. Does the Property Owner owe:

- a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?
 Yes ___ No X
- b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No X
- c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? Yes ___ No X
- d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers. N/A

6. Project Description:

New construction of a new mixed use building with 20 riverfront condominiums, 9 apartments and approximately 18,000 sf of retail.

7. Project will begin in April 2014 and be completed by May 2015 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

The retail building is estimated to create 20 full time and 10 part time employees.

- b. State the time frame of this projected hiring: 24 months beginning May 2015

- c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

Year One: 10 full time / 10 part time Year Two: 10 full time

9.

- a. Estimate the amount of annual payroll such new employees will add:

\$ 332,800 full time / \$96,875 part time

(new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

- b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ N/A

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Land:	\$ <u>960,000</u>
B. Additions/New Construction:	\$ <u>7,850,000</u>
C. Improvements to existing buildings:	\$ <u>N/A</u>
D. Machinery & Equipment:	\$ <u>200,000</u>
E. Furniture & Fixtures:	\$ <u>200,000</u>
F. Inventory:	\$ <u>N/A</u>
Total New Project Investment:	\$ <u>9,210,000</u>

11.

- a. Business requests the following tax exemption incentives: 50% for 15 years covering the real property improvements as described above.

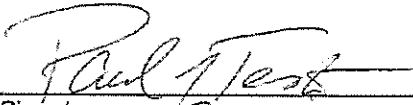
- b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

Testa Enterprises respectfully requests City Council to grant the aforementioned tax incentives for this new project on South Front Street. Due to the very high cost for the land, our company will not be able to make the investment in the project with the tax incentives. With approval of this agreement, we know we can redevelop these underutilized industrial parcels into another first rate and popular mixed use project. Testa has a proven track record and we are confident that through this public-private partnership, we will create another successful project on the South Front Street riverfront corridor.

Submission of this application expressly authorizes the City of Cuyahoga Falls to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.
The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

<u>Falls River LLC</u>	<u>President</u>
Name of Property Owner	Title

	<u>11/22/13</u>
Signature	Date

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.