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3
4 CITY OF CUYAHOGA FALLS, OHIO

5 ORDINANCE NO. 105 - 2021

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7
8 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER
9 INTO A REAL ESTATE PURCHASE AGREEMENT WITH PJT
10 POINTE WEST, LLC, ACCORDING TO LAW, IN A TOTAL
11 AMOUNT NOT TO EXCEED \$300,000.00, UTILIZING
12 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS,
13 FOR THE PURCHASE OF CERTAIN REAL PROPERTY
14 KNOWN AS 1863 SECOND STREET (PARCEL 02-08369),
15 1869 SECOND STREET (PARCEL 02-00900), AND 1877
16 SECOND STREET (PARCEL 02-00535), TOGETHER WITH
17 AN AGREEMENT FOR THE DEMOLITION OF EXISTING
18 BLIGHTED STRUCTURES, AND DECLARING AN
19 EMERGENCY.
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21 WHEREAS, the City of Cuyahoga Falls is the recipient of Community Development Block Grant
22 (“CDBG”) funds through the Department of Housing and Urban Development; and
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24 WHEREAS, CDBG funds are to be utilized to achieve decent housing, a suitable living environment,
25 and expanded economic opportunities for low-to-moderate income individuals; and
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27 WHEREAS, CDBG funds can be utilized to acquire property, demolish blighted properties; and
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29 WHEREAS, the City of Cuyahoga Falls wishes to purchase the real property known as 1863 Second
30 Street (Parcel 02-08369), 1869 Second Street (Parcel 02-00900), and 1877 Second Street (Parcel 02-
31 00535) from PJT Pointe West, LLC, in a total amount not to exceed \$300,000.00, with CDBG funds; and
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33 WHEREAS, the City of Cuyahoga Falls wishes to enter into a CDBG subrecipient agreement with
34 the Summit County Land Reutilization Corporation for the demolition of three blighted structures on
35 the real property known as 1863 Second Street (Parcel 02-08369), 1869 Second Street (Parcel 02-
36 00900), and 1877 Second Street (Parcel 02-00535).
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38 NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Cuyahoga Falls, County of
39 Summit, and State of Ohio, that:
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41 Section 1. That the Mayor is hereby authorized to enter into a real estate purchase agreement or
42 agreements with PJT Pointe West, LLC, for the purchase of real property known as 1863 Second Street
43 (Parcel 02-08369), 1869 Second Street (Parcel 02-00900), and 1877 Second Street (Parcel 02-00535),
44 with CDBG funds, in a total amount not to exceed \$300,000.00.
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46 Section 2. That the Mayor is hereby authorized to enter into a CDBG subrecipient agreement or
47 agreements with the Summit County Land Reutilization Corporation for the demolition of blighted
48 structures on the real property known as 1863 Second Street (Parcel 02-08369), 1869 Second Street
49 (Parcel 02-00900), and 1877 Second Street (Parcel 02-00535).
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51 Section 3. The Director of Finance is hereby authorized to make payment for same from CDBG
52 Fund, line item Other Operations
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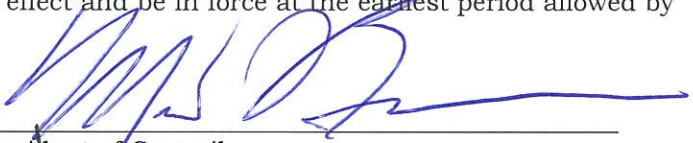
54 Section 4. That Council further authorizes the Mayor, Director of Finance, Director of Community
55 Development, Director of Law and any other city officials, individually and/or collectively as may be
56 appropriate, to prepare and execute such other documents and do other things as are necessary for and
57 incidental to carrying out the requirements of this ordinance.

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

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


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68 Section 7. That this ordinance is hereby declared to be an emergency measure necessary for the
69 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls
70 and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of the members
71 elected or appointed to Council, it shall take effect and be in force immediately upon its passage and
72 approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by
73 law.

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76 Passed: 12-13-2021



President of Council

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Clerk of Council

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84 Approved: 12-13-2021



Mayor