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3  
4 CITY OF CUYAHOGA FALLS, OHIO

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6 ORDINANCE NO. 12 - 2021  
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9 AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH  
10 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND  
11 DESCRIBING THE BOUNDARIES OF THE PORTAGE TRAIL  
12 MIDTOWN COMMUNITY REINVESTMENT AREA IN THE CITY OF  
13 CUYAHOGA FALLS, AND DECLARING AN EMERGENCY.  
14

15 WHEREAS, the Council of the City of Cuyahoga Falls ("Council") desires to pursue all  
16 reasonable and legitimate incentive measures to assist and encourage development in specific areas  
17 of the City of Cuyahoga Falls that have not enjoyed reinvestment from remodeling or new  
18 construction; and  
19

20 WHEREAS, a survey of housing, attached hereto as Exhibit A and incorporated herein as if  
21 fully rewritten, as required by the Ohio Revised Code (O.R.C.) Section 3735.66 has been prepared  
22 for the area to be included in the proposed Community Reinvestment Area; and  
23

24 WHEREAS, the maintenance of existing and construction of new structures in such area would  
25 serve to encourage economic stability, maintain real property values, and generate new employment  
26 opportunities; and  
27

28 WHEREAS, the remodeling of existing structures or the construction of new structures zoned  
29 Residential, Commercial and/or Mixed-Use are consistent with applicable zoning regulations within  
30 the designated Community Reinvestment Area and constitutes a public purpose for which real  
31 property exemptions may be granted.  
32

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

36 Section 1. The area designated as the Portage Trail Midtown Community Reinvestment Area  
37 as set forth in the housing survey contained in exhibit A constitutes an area in which housing  
38 facilities and structures of historical significance are located, and in which new construction or  
39 repair of existing facilities has not been encouraged.  
40

41 Section 2. Pursuant to Ohio Revised Code (O.R.C.) Section 3735.66, the Portage Trail  
42 Midtown Community Reinvestment Area is hereby established and described in Exhibit B attached  
43 hereto and incorporated herein as if fully rewritten. The CRA is approximately depicted on the map  
44 on Exhibit C attached hereto and incorporated herein as if fully rewritten. Any Residential,  
45 Commercial and/or Mixed-Use properties consistent with the applicable zoning regulations for the  
46 designated Community Reinvestment Area may be eligible for the exemptions under this Program.  
47

48 Section 3. This proposal is a public/private partnership intended to promote and expand  
49 conforming uses in the designated area.  
50

51 Section 4. Within the Community Reinvestment Area, the percentage of the tax exemption on  
52 the increase in the assessed valuation resulting from improvements to commercial and industrial  
53 real property and the term of those exemptions shall be negotiated prior to remodeling and/or new  
54 construction as outlined in the chart below.

Residential Remodeling (2 units or less; with a minimum investment of \$10,000.00). Eligible remodeling consists of those items that will increase real property taxes.	75% for a period of 7 years exemption only for improvements
Residential Remodeling (more than 2 units; with a minimum investment of \$25,000.00). Eligible remodeling consists of those items that will increase real property taxes.	75% for a period of 7 years exemption only for improvements
Residential New Construction of a single-family unit with a minimum investment of \$125,000.00.	75% for 7 years exemption for value of new construction only
Commercial and Office Remodeling with a minimum investment of \$5,000.00. Eligible remodeling consists of those items that will increase real property taxes.	Up to 12 years as negotiated and approved in a CRA Agreement exemptions only for improvements
Commercial and Office New Construction	Up to 15 years as negotiated and approved in a CRA Agreement exemptions for value of new construction only

55 The results of the negotiation as approved by this City Council will be set in writing in a Community  
56 Reinvestment Area Agreement as outlined in Ohio Revised Code (O.R.C.) Section 3735.671 and to be  
57 approved by the Ohio Development Services Agency. If remodeling qualifies for an exemption, during  
58 the period of the exemption the exempted percentage of the dollar amount of the increase in market  
59 value of the structure shall be exempt from real property taxation. If new construction qualifies for an  
60 exemption, the exempted percentage of the structure shall be considered to be an improvement on the  
61 land on which it is located for the purposes of real property taxation. For commercial remodeling and  
62 new construction, the Summit County Enterprise Zone job creation guidelines shall be used in  
63 evaluating the terms and percentages. Commercial and/or office exemptions that exceed fifty percent  
64 (50%) require the approval and consent of the Cuyahoga Falls School District, unless the legislative  
65 authority determines, for each year of the proposed exemption, that at least fifty percent (50%) of the  
66 amount of the taxes estimated that would have been charged on the improvements if the exemption  
67 had not taken place will be made up by other taxes or payments available to the school district. Upon  
68 notice of a project that does not meet this standard, the Board of Education may approve the project  
69 even though the new revenues do not equal at least fifty percent (50%) of the projected taxes prior to  
70 the exemption.

71  
72 Section 5. All commercial and industrial projects are required to comply with the State of  
73 Ohio application fee requirements of Ohio Revised Code (O.R.C) Section 3735.672 (C) and the local  
74 annual monitoring fee of one percent (1%) of the amount of taxes exempted under the agreement  
75 (a minimum of \$500.00 up to a maximum of \$2,500.00 annually).

76  
77 Section 6. Residential applications must be filed with the Community Reinvestment Area  
78 Housing Officer no later than six (6) months after construction completion. Upon receipt of the  
79 Residential application, the Housing Officer shall certify the application and forward the same to  
80 the Summit County Fiscal Office for approval.

81  
82 Section 7. That in order to administer and implement the provisions of this Ordinance, the  
83 Director of Community Development is designated as the Housing Officer as described in Ohio  
84 Revised Code (O.R.C.) Sections 3735.65 through 3735.70.

85  
86 Section 8. That the Community Reinvestment Area Housing Officer shall submit a report of  
87 all Residential Community Reinvestment Area Agreements within the City of Cuyahoga Falls to the  
88 established Community Reinvestment Area Housing Council for review and approval on an annual  
89 basis. The aforementioned review shall take place at an annual meeting to be held no later than  
90 March 31<sup>st</sup> of each year. The Community Reinvestment Area Housing Officer shall also submit a  
91 report of all Commercial Community Reinvestment Area Agreements within the City of Cuyahoga  
92 Falls for an annual review to the Tax Incentive Review Council as established by the County of

93 Summit. Members of the Tax Incentive Review Council shall review the aforementioned agreements  
94 at an annual meeting to be determined by the County of Summit.

95  
96 Section 9. The Community Reinvestment Area Council shall make an annual inspection of  
97 the properties within the district for which an exemption has been granted under Ohio Revised  
98 Code (O.R.C.) Section 3735.67. The Council shall also hear appeals under Ohio Revised Code  
99 (O.R.C.) 3735.70.

100  
101 Section 10. City Council reserves the right to re-evaluate the designation of the Portage Trail  
102 Midtown Community Reinvestment Area after December 31, 2031, at which time City Council may  
103 direct the Housing Officer not to accept any new applications for exemptions as described in Ohio  
104 Revised Code (O.R.C.) Section 3735.67.

105  
106 Section 11. That the Mayor of Cuyahoga Falls is authorized to petition the Director of the Ohio  
107 Development Services Agency to confirm the findings contained within this Ordinance.

108  
109 Section 12: That a copy of this Ordinance shall be forwarded to the Summit County Fiscal  
110 Officer and shall be published in a newspaper of general circulation in the City once a week for two  
111 consecutive weeks immediately following its passage.

112  
113 Section 13. That any other ordinances or resolutions or portions of ordinances and resolutions  
114 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions  
115 not inconsistent herewith and which have not previously been repealed are hereby ratified and  
116 confirmed.


117  
118 Section 14. That City Council finds and determines that all formal actions relative to the  
119 passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of  
120 this Council and of its committees, if any, which resulted in formal action were taken in meetings  
121 open to the public in compliance with the law.

122  
123 Section 15. That this Ordinance is hereby declared to be an emergency measure necessary for  
124 the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga  
125 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely  
126 and appropriate development of this property, and provided it receives the affirmative vote of two  
127 thirds of the members elected or appointed to Council, it shall take effect and be in force  
128 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in  
129 force at the earliest period allowed by law.

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132 Passed: 2-8-2021

  
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President of Council

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Clerk of Council

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140 Approved: 2-10-2021

  
\_\_\_\_\_  
Mayor

## Portage Trail Midtown Community Reinvestment Area (CRA) Housing Survey and General Condition Analysis

### Midtown CRA Description

The Portage Trail-Midtown CRA is primarily located on Portage Trail, a major 4.4 mile east-west arterial, running from High Street, and east of Downtown Cuyahoga Falls to Akron-Peninsula Road, in the Merriman Valley. Traffic averages approximately 20,000 vehicles a day.

The Portage Trail Midtown Community Reinvestment Area (CRA) is a .74 mile (3,926 foot) section of Portage Trail. It contains 99 parcels and is 24.83 acres. It is mainly located on Portage Trail and positioned between the Cuyahoga River Area CRA (starting at 6<sup>th</sup> Street) and the Northern CRA (ending at North Haven Boulevard).

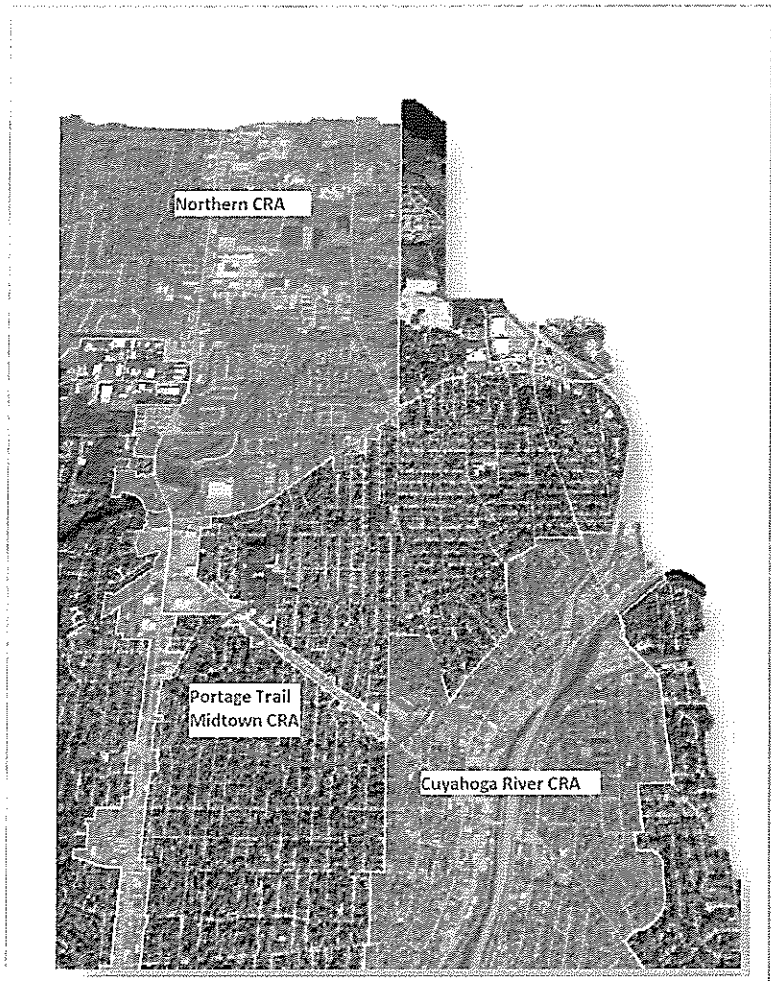
The Portage Trail Midtown CRA is an older retail/service/residential corridor principally developed between 1920 and 1960. The average structure age is 67 years (1953) while the average residential structure age is 90 years old (1931).

### Portage Trail General Plan Goals

The 2005 Cuyahoga Falls General Development Plan created land use, housing, circulation and employment goals for the Portage Trail-State Road Area. The planning goals are explained in the following paragraphs:

Land Use -- Portage Trail is organically made up of a mixture of office, retail and residential. The City should change zoning to mixed use to promote new mixed-use structures and infill redevelopment of underutilized and obsolete structures. The City should also discourage older rehabilitation of substandard homes. In 2005, the City amended Portage Trail zoning to Mixed Use Corridor (MU4).

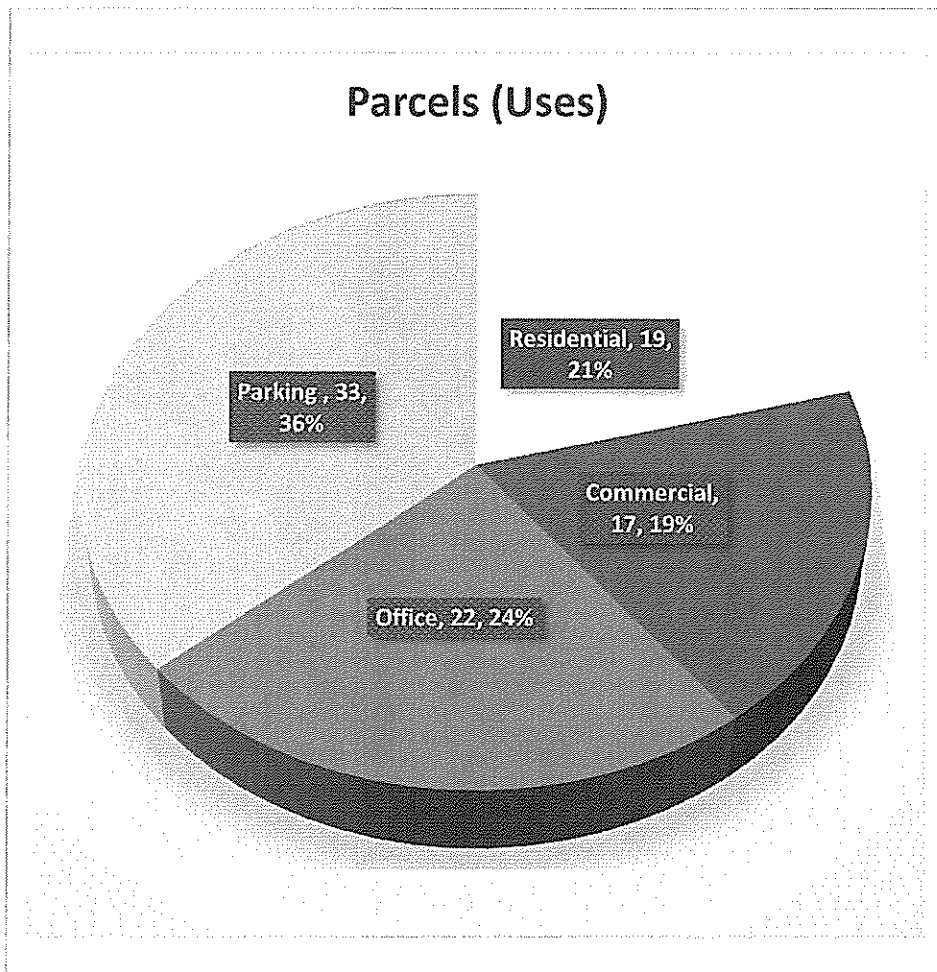
Housing -- There are opportunities to expand population along the Portage Trail Corridor. High-density development, such as condominiums and townhouses could be constructed on Portage Trail between the Downtown and State Road. Medium density detached and attached housing units and assisted/independent living facilities could be constructed on Portage Trail Extension. The goal is to create housing development opportunities along the Corridor that can attract new people to the City.



**Circulation** -- Portage Trail, in addition to being one of the most heavily traveled arterials in the City; it is also one of the most unattractive corridors in the City. Deteriorating sidewalks, overhead utility lines, billboards and older structures make Portage Trail unappealing. The City should work with AMATS to widen Portage Trail. Reconstruction should also include pedestrian amenities and bike lanes. Portage Trail Extension also needs improvement. However, it could be widened but rural characteristics should remain. For example, a multi-purpose trail can be included with the widening. Also, large street trees and improved crosswalks at intersections must be incorporated into the design.

**Employment** -- The Portage Trail Corridor will be an extension on the State Road District. The City should create new office and residential development opportunities along the Portage Trail corridor and medical and health offices shall be the focus. Incentives for redevelopment will include tax incentives and State of Ohio redevelopment funds and bonds. Land use regulations shall also be changed to allow for such growth.

### Portage Trail Midtown CRA Characteristics



There are nineteen (19) residential structures (parcels) in the Midtown CRA, of which three (3) are classified as multi-family. The average age of the residential structures is 90 years old (1931).

There also seventeen (17) commercial structures (parcels) with the average age is 64 years old (1956) and 22 office structures (parcels) with the average age of 46 years (1974). One half of the office structures are medical offices. Finally, 33 parcels are designated as parking. These parking lots mostly serve the commercial and offices parcels.<sup>1</sup>

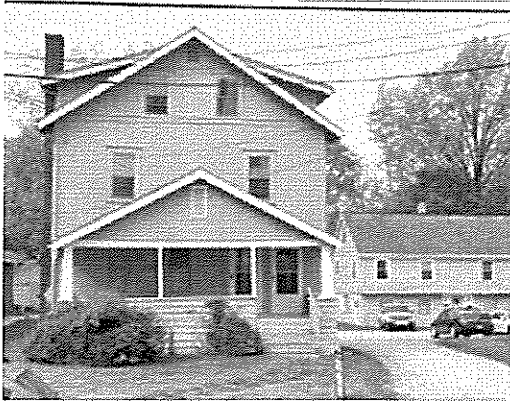
<sup>1</sup> Data from Summit County Auditor, 2021

## Housing Survey

Residential structures within the Portage Trail Midtown CRA are obsolete and lack modern improvements. Structure investment has also been limited which has affected property values.

The following table identifies housing conditions of ten residential structures. The exterior conditions listed are typical of the housing stock. The table does not include interior or mechanical conditions.

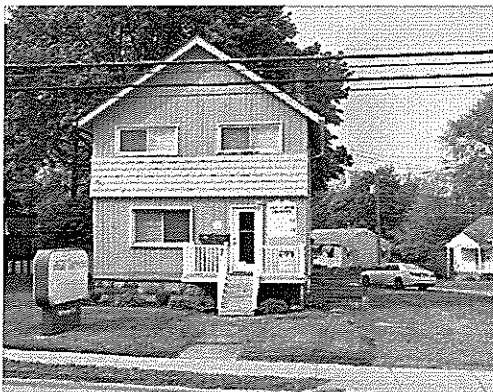
The survey was conducted on November 12, 2020 by Fred Guerra, Planning Director and Charles Nettle, Housing Inspector.



614 Portage Trail -- Constructed in 1924, this housing structure has original windows, older roof and peeling paint.



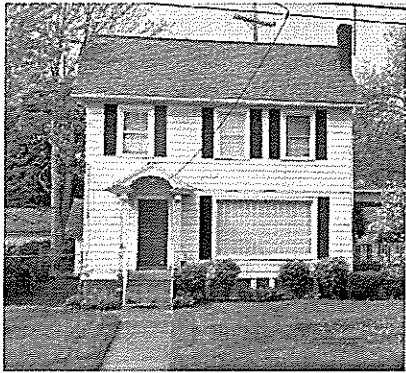
655 Portage Trail -- Constructed in 1959, this housing structure has an older roof, crumbling driveway, and a vacant converted store front.



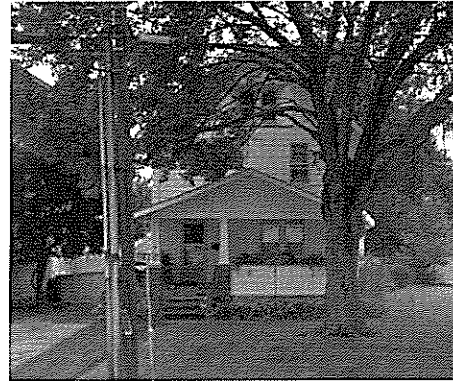
700 Portage Trail -- Constructed in 1928, this housing structure has older windows and roof and the driveway is crumbling. It also has a converted first floor storefront.



706 Portage Trail -- Constructed in 1942, this housing unit has original windows and doors with sills and casings that are in disrepair. Front steps are also in poor condition.



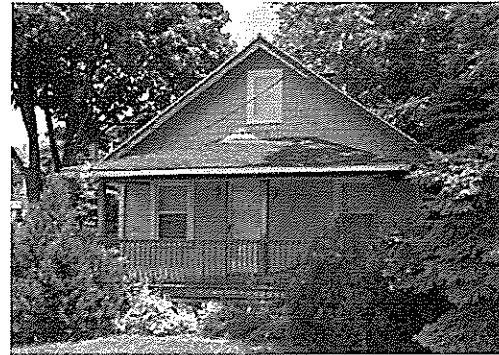
746 Portage Trail – Constructed in 1929, this residential structure has older windows, peeling paint and older roof.



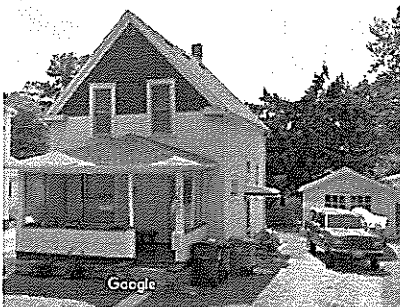
830 Portage Trail – Constructed in 1919, this housing unit has damaged front masonry steps, older windows and older roof.



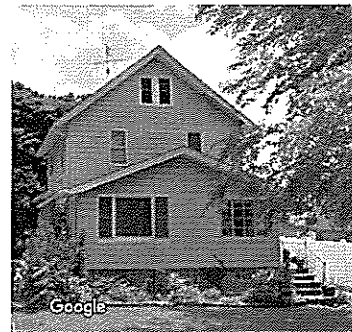
1207 Portage Trail – Constructed in 1952, this residential structure has peeling paint, an older roof, and a dilapidated handicap ramp.



2343 Billman Place – Constructed in 1926, this residential structure has peeling paint, and an older roof.



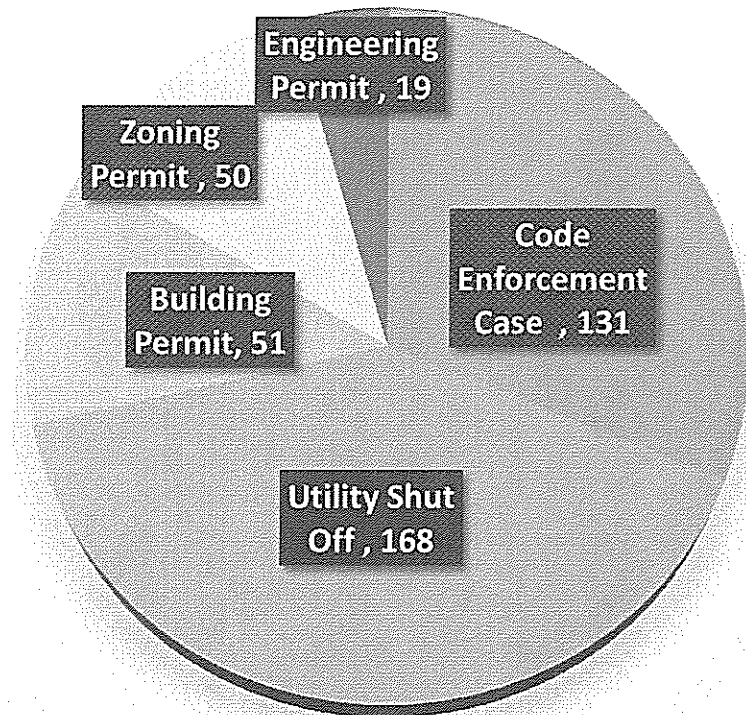
2316 7<sup>th</sup> Street – Constructed in 1919, this residential structure a deteriorated façade, older roof and older windows.



2549 12<sup>th</sup> Street – Constructed in 1924, this residential structure has an older roof and detached garage in disrepair.

### Public Document Survey

A survey was taken of city and county permit documents in the Portage Trail Midtown CRA area for the past five (5) years. The following table identifies the number of code enforcement cases, zoning permits, building permits, engineering permits and utility shut-offs.<sup>2</sup> The numbers indicate that investment (zoning and building permits) is much less than code enforcement cases and utility shut-off case. This shows that tax abatement could help to increase investments and reduce code enforcement.



### Conclusions

The survey report support the finding that the Portage Trail Midtown CRA is an area in which older housing facilities and potentially historically significant housing structures are located and require appropriate rehabilitation. Currently, repair of these existing facilities has been discouraged because of property values and location. In addition, new housing construction has been discouraged because of existing property values and lack of reinvestment.

Therefore, this CRA will provide incentive for housing renovation and new housing constructions. In turn, will provide decent housing and job opportunities for local residents. Finally, the Portage Trail Midtown CRA will help achieve the 2005 General Plan goals is to create housing development opportunities along the Portage Trail Corridor that can attract new people to the City.

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<sup>2</sup> Data from City of Cuyahoga Falls Innoprise System and Summit County Auditors Office.



## EXHIBIT B

Beginning at the centerline intersection of Portage Trail Ext. (80' R/W) and North Haven Blvd. (Variable R/W); Thence northwest along the centerline of said Portage Trail a distance of approximately 115 feet; Thence northeast a distance of approximately 40 feet to the northeasterly Right of Way line of said Portage Trail and the southwest corner of parcel 0220691 and being the True Place of Beginning; Thence north along the west line of said parcel 0220691 to the northwest corner; Thence east along the north line of said parcel to the northeast corner; Thence southeast along the northeast line of said parcel to the furthest easterly corner; Thence southwest along the easterly line of said parcel to the northeasterly Right of Way line of said Portage Trail; Thence southeast along the northeasterly Right of Way line of said Portage Trail and crossing 13<sup>th</sup> St. (50' R/W) to a point of intersection with the east Right of Way line extended of said 13<sup>th</sup> St.; Thence north along the east Right of Way line of said 13<sup>th</sup> St., being also the west line of parcel 0212575 to the northwest corner of said parcel; Thence east along the north line of said parcel 0212575 and north line of parcel 0207007 to the northeast corner of said parcel 0207007; Thence south along the east line of said parcel to the northwest corner of parcel 0207006; Thence east along the north line of said parcel 0207006 and north line of parcels 0207181 and 0216927 to the northeast corner of said parcel 0216927, being also on the west Right of Way line of 12<sup>th</sup> St (50' R/W).; Thence south along said west Right of Way line to a point perpendicular to the northwest corner of parcel 0211692; Thence east crossing said 12<sup>th</sup> St. to the northwest corner of said parcel 0211692; Thence continuing east along said parcels north line to the northeast corner of said parcel; Thence south along the east line of said parcel 0211692 and east line of parcel 0211445 to the northwest corner of parcel 0214784; Thence east along the north line of said parcel 0214784 and north line of parcel 0203607 to the northeast corner of said parcel 0203607, being also on the west Right of Way line of 11<sup>th</sup> St. Thence south along said Right of Way line to a point perpendicular to the northwest corner of parcel 0218955; Thence east crossing said 11<sup>th</sup> St. to the northwest corner of said parcel 0218955; Thence continuing east along said parcels north line and north line of parcel 0216882 to the northeast corner of said parcel 0216882, being also on the west Right of Way line of 10<sup>th</sup> St. (50' R/W); Thence south along said Right of Way to a point perpendicular to the northwest corner of parcel 0209893; Thence east crossing said 10<sup>th</sup> St. to the northwest corner of said parcel 0209893; Thence east along said parcels north line to the northeast corner; Thence south along the east line of said parcel 0209893 to the northwest corner of parcel 0205800; Thence east along the north line of said parcel and north line of parcel 0205804 to the northeast corner of said parcel; Thence south along the east line of said parcel 0205804 and east line of parcels 0205805, 0205803 and 0205795 to the northwest corner of parcel 0206639; Thence east along said parcels north line and north line of parcels 0206640 and 0206638 to the northeast corner of said parcel 0206638, being also on the west Right of Way line of 9<sup>th</sup> St. (50' R/W); Thence east crossing said 9<sup>th</sup> St. to the northwest corner of parcel 0218936; Thence continuing east along the north line of said parcel to the northeast corner; Thence south along the east line of said parcel 0218936 to the northwest corner of parcel 0219992; Thence east along said parcels north line to the northeast corner of said parcel 0219992, being also on the west Right of Way line of 8<sup>th</sup> St. (50' R/W) Thence south along said Right of Way to a point perpendicular to the northwest corner of parcel 0200421; Thence east crossing said 8<sup>th</sup> St. to the northwest corner of said parcel 0200421; Thence east

along the north line of said parcel and north line of parcel 0201665 to the northeast corner of said parcel 0201665; Thence south along the east line of said parcel to the northwest corner of parcel 0212992; Thence east along the north line of said parcel to the northeast corner of said parcel 0212992, being also on the west Right of Way of 7<sup>th</sup> St.; Thence east crossing said 7<sup>th</sup> St. to the northwest corner of parcel 0211684; Thence continuing east to the northeast corner of said parcel; Thence south along the east line of said parcel 0211684 to the northwest corner of parcel 0214684; Thence east along the north line of said parcel to the northeast corner, being also on the west Right of Way line of 6<sup>th</sup> St. (50' R/W); Thence south along said Right of Way to its intersection with the northeasterly Right of way of said Portage Trail; Thence southeasterly crossing said Portage Trail to the northeast corner of parcel 0219619, being also the intersection of the southwesterly Right of Way of said Portage Trail with the west Right of Way of said 6<sup>th</sup> St.; Thence southwesterly along said 6<sup>th</sup> St. Right of Way to the southeast corner of said parcel 0219619; Thence west along the south line of said parcel to the southwest corner; Thence north along said parcel west line to a corner: Thence northwesterly along the southwesterly line of said parcel 0219619 and parcels 0211957 and 0211956 to the southeast corner of parcel 0219659; Thence west along the south line of said parcel to the southwest corner of said parcel 0219659, being also on the east Right of Way line of said 7<sup>th</sup> St.; Thence west crossing said 7<sup>th</sup> St. to the southeast corner of parcel 0210177; Thence west along the south line of said parcel to the southwest corner; Thence north along the west line of said parcel to the northwest corner; Thence east along the north line of said parcel 0210177 to the northeast corner, being also on the west Right of Way line of said 7<sup>th</sup> St.; Thence north along the west Right of Way of said 7<sup>th</sup> St. to the southeast corner of parcel 0217796; Thence west along the south line of said parcel to the southwest corner; Thence north along the west line of said parcel 0217796 to the south line of parcel 0211215; Thence west along the south line of said parcel to the southwest corner of said parcel 0211215, being also on the east Right of Way line of Billman PL. (50' R/W); Thence north along said east Right of Way to a point perpendicular to the southeast corner of parcel 0211606; Thence west crossing said Billman PL. to the southeast corner of said parcel 0211606; Thence continuing west along the south line of said parcel to the furthest southwest corner; Thence north along the west line of said parcel to a corner; Thence east along the line of said parcel to a corner; Thence northwest along the southwesterly line of said parcel 0211606 and parcels 0211609, 0202403 and 0214152 to the southwest corner of said parcel 0214152, being also on the east Right of Way line of said 8<sup>th</sup> St.; Thence west crossing said 8<sup>th</sup> St to the southeast corner of parcel 0202400, being also the northwest corner of the intersection of said 8<sup>th</sup> St. and Roth Dr. (50' R/W); Thence westerly along the north Right of Way line of said Roth Dr. and southerly line of said parcel 0202400 and parcels 0211610 and 0208985 to the southwest corner of said parcel 0208985; Thence northeasterly along the westerly line of said parcel 0208985 to the southerly line of parcel 0208953; Thence northwesterly along the southerly line of said parcel 0208953 and parcels 0211444 and 0200340 to the southwest corner of said parcel 0200340, being also on the easterly Right of Way line said Roth Dr.; Thence northwesterly crossing said Roth Dr. to the southeast corner of parcel 0208190; Thence continuing northwesterly along the southerly line of said parcel 0208190 and parcels 0203375, 0203376, 0207775, 0207774 and 0213688 to the southeasterly line of parcel 0219808; Thence southwesterly along the southeasterly line of said parcel 0219808 to its most southerly corner; thence north along said parcel line to a corner, being also the northeast corner of parcel 0208541; Thence west along the north line of said parcel

0208541 to the northwest corner of said parcel, being also on the east Right of Way line of said 10<sup>th</sup> St.; Thence north along the east Right of Way line of said 10<sup>th</sup> St. and said Right of Way projected north to a point perpendicular to the southeast corner of parcel 0218937; Thence west crossing 10<sup>th</sup> St. to said parcel 0218937 southeast corner; Thence west along the south line of said parcel to a corner; Thence northwesterly along the southerly line of said parcel 0218937 to the southwesterly corner, being also on the east Right of Way line of said 11<sup>th</sup> St.; Thence north along the east Right of Way line of said 11<sup>th</sup> St. and said Right of Way line projected north to a point perpendicular to the southeast corner of parcel 0204623; Thence west crossing said 11<sup>th</sup> St. to said parcel 0204623 southeast corner; Thence continuing west along the south line of said parcel to the southwest corner of said parcel 0204623, being also on the east Right of Way line of said 12<sup>th</sup> St.; Thence north along the east Right of Way of said 12<sup>th</sup> St. and said Right of Way projected north to a point perpendicular to the southeast corner of parcel 0216881; Thence west crossing said 12<sup>th</sup> St. to said parcel 0216881 southeast corner; Thence west along the south line of said parcel to a corner of parcel 0206328; Thence west along said parcel 0206328 line to a corner, being also the northwest corner of parcel 0205830; Thence south along the west line of said parcel 0205830 to the most southeast corner of said parcel 0206328 Thence west along the south line of said parcel 0206328 to the southwest corner, being also on the east Right of Way line of said 13<sup>th</sup> St.; Thence north along the east Right of Way line of said 13<sup>th</sup> St. to a point perpendicular to the southeast corner of parcel 0211701; Thence west crossing said 13<sup>th</sup> St. to said parcel 0211701 southeast corner; Thence west along the south line of said parcel to the southwest corner; Thence north along the west line of said parcel 0211701 to the northwest corner, being also on the southerly Right of Way line of said Portage Trail; Thence northwest along said Right of Way southerly line to the northeast corner of parcel 0201068; Thence south along the east line of said parcel to the southeast corner; Thence west along the south line of said parcel 0201068 to the southwest corner, being also on the east Right of Way line of 14<sup>th</sup> St. (50' R/W); Thence north along the east Right of Way line of said 14<sup>th</sup> St. to a point perpendicular to the southeast corner of parcel 0202904; Thence west crossing said 14<sup>th</sup> St. to the southeast corner of said parcel 0202904; Thence continuing west along the south line of said parcel 0202904 and parcel 0205740 to the southwest corner of said parcel 0205740; Thence north along the west line of said parcel 0205740 and parcel 0200178 to the southeast corner of parcel 0202061; Thence west along the south line of said parcel to the southwest corner of said parcel 0202061, being also on the east Right of Way line of 16<sup>th</sup> St. (50' R/W); Thence north along the east Right of Way line of said 16<sup>th</sup> St. to its intersection with the southerly Right of Way line of North Haven Blvd. (100' R/W); Thence northwesterly crossing said North Haven Blvd. to the southwest corner of parcel 0218864; Thence west along the south line of parcels 0201717, 0201718, 0201716, 0201715 and 0201719 to the south east corner of said parcel 0201719, being also the intersection of said North Haven Blvd. north Right of Way line and the east Right of Way line of 17<sup>th</sup> St. (50' R/W); Thence north along the east Right of Way line of said 17<sup>th</sup> St. to its intersection with the south Right of Way line of Schiller Ave (60' R/W); Thence east along the south Right of Way line of said Schiller Ave. to its intersection with the southwesterly Right of Way line of said Portage Trail; Thence southeasterly along the southwesterly Right of Way line of said Portage Trail to a point perpendicular to the southwest corner of said parcel 0220691; Thence northeast crossing said Portage Trail to the southwest corner of said parcel 0220691 and the True Place of Beginning and containing approximately 24.8 acres.

This description is not based on any actual survey and is not intended to be used for conveyance of title. All distances given are approximate, all calls are of general narrative and errors may be inherent.

EXHIBIT C

PORTAGE TRAIL MIDTOWN CRA

