

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. 22 - 2022

6
7 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
8 PARKING DECK LEASE AGREEMENT WITH CF LEGACY 2020,
9 LLC, FOR FIFTY RESERVED PARKING SPACES IN THE RED DECK
10 LOCATED AT 2052 FRONT STREET, CUYAHOGA FALLS, OHIO;
11 AUTHORIZING THE RELEASE OF PEDESTRIAN ACCESS TO THE
12 OVERHEAD WALKWAY TO THE PARKING DECK, AND
13 DECLARING AN EMERGENCY.
14

15 WHEREAS, this Council approved a Community Reinvestment Area Tax Exemption
16 Agreement with CF Legacy 2020, LLC, for the redevelopment and conversion of existing office
17 space at 2020 Front Street, Cuyahoga Falls, Ohio 44221 (Parcel #0202834) into thirty-four (34)
18 multi-family residential apartment units as part of its Phase I plan; and
19

20 WHEREAS, the City’s General Development Code, Chapter 1134 “Parking Facilities,”
21 requires that apartment buildings have one and one-half (1 ½) parking spaces per unit and if
22 on-site parking is not available, Section 1134.03, states that a shared parking arrangement is
23 required, and Section 1134.04 further states that downtown property owners are eligible to
24 receive a twenty-five percent (25%) “parking credit”; and
25

26 WHEREAS, the real property located at 2020 Front Street, Cuyahoga Falls, Ohio 44221
27 (Parcel #0202834) does not have on-site parking; and
28

29 WHEREAS, the City’s publicly owned parking deck, commonly referred to as the “Red
30 Deck” at 2052 Front Street, Cuyahoga Falls, Ohio 44221 was originally built adjacent to the
31 building at 2020 Front Street in order to accommodate parking for tenants of that building; and
32

33 WHEREAS, the parties desire to enter into a Parking Deck Lease Agreement for the
34 purpose of dedicating fifty (50) reserved parking spaces in the Red Deck, located at 2052 Front
35 Street, Cuyahoga Falls, Ohio 44221 to the tenants of CF Legacy 2020, LLC, residing in 2020
36 Front Street to have for their exclusive use and enjoyment; and
37

38 WHEREAS, the prior owner of 2020 Front Street granted a dedication to the City for
39 pedestrian access to the overhead walkway to the parking deck via instrument number 5442818
40 filed on June 1, 2000 with the Summit County Fiscal Office; and
41

42 WHEREAS, pedestrian access to the overhead walkway to the parking deck is no longer
43 necessary or safe due to the property being converted to residential apartment units, and, as
44 such, the City desires to release the Acknowledgment of Dedication of Pedestrian Access.
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46 NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Cuyahoga Falls, County
47 of Summit, State of Ohio, that:

48 Section 1. The Mayor is hereby authorized to execute a Parking Deck Lease Agreement with
49 CF Legacy 2020, LLC, for the purpose of dedicating fifty (50) reserved parking spaces in the Red
50 Deck located at 2052 Front Street, Cuyahoga Falls, Ohio 44221 to the tenants of CF Legacy
51 2020, LLC, residing in 2020 Front Street to have for their exclusive use and enjoyment.
52

53 Section 2. The Mayor is hereby authorized to execute a Release of Dedication of Pedestrian
54 Access with CF Legacy 2020, LLC related to the overhead walkway to the parking deck.

55 Section 3. The Mayor, Director of Finance, Director of Community Development, Director of
56 Law, and any other public officials, individually and/or collectively as may be appropriate, are
57 authorized to prepare and execute such other documents and do other things as are necessary
58 or incidental to carrying out the requirements of this legislation, together with any modifications
59 and revisions as approved by the Director of Law and not substantially adverse to the City.
60

61 Section 4. Any ordinance or resolutions or portions of ordinances and resolutions
62 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
63 herewith and which have not previously been repealed are hereby ratified and confirmed.
64

65 Section 5. It is found and determined that all formal actions of this Council concerning and
66 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
67 that all deliberations of this Council and of any of its committees that resulted in such formal
68 action, were in meetings open to the public, in compliance with all legal requirements including
69 Chapter 107 of the Codified Ordinances.
70

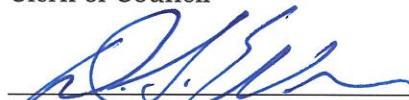
71 Section 6. This ordinance is hereby declared to be an emergency measure necessary of the
72 preservation of the public peace, health, safety, convenience, and welfare of the City of Cuyahoga
73 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of
74 the members elected or appointed to Council, it shall take effect and be in force immediately
75 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the
76 earliest period allowed by law.
77

78 Passed: 3-21-2022

79 
80 _____
81 President of Council

82 
83 _____
84 Clerk of Council

85 Approved: 3-21-2022

86 
87 _____
88 Mayor

89 3/7/22