

2
3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 RESOLUTION NO. 84 - 2021

7
8 A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE
9 TAX INCENTIVE REVIEW COUNCIL AND THE COMMUNITY
10 REINVESTMENT AREA HOUSING COUNCIL CONCERNING
11 ENTERPRISE ZONE AND COMMUNITY REINVESTMENT AREA TAX
12 EXEMPTION AGREEMENTS WITHIN THE CITY OF CUYAHOGA
13 FALLS, AND DECLARING AN EMERGENCY.
14

15 WHEREAS, the City of Cuyahoga Falls has designated certain areas within the city as
16 Enterprise Zones pursuant to Ohio Revised Code ("R.C.") §5709.61-69, and as Community
17 Reinvestment Areas, pursuant to R.C. §3735.65 *et seq.*; and
18

19 WHEREAS, pursuant to these statutes, the City of Cuyahoga Falls has entered into
20 Enterprise Zone and Community Reinvestment Area tax exemption agreements (the "tax
21 exemption agreements") with various property owners in the mentioned areas for the abatement
22 of portions of the property owners' real property taxes as incentives for the businesses and
23 homeowners to invest in the community; and
24

25 WHEREAS, the City has established a Tax Incentive Review Council pursuant to R.C.
26 §5709.85, and a Community Reinvestment Area Housing Council pursuant to Ord. No. 95-2004,
27 for the purpose of annually assessing whether each owner of property exempted from taxation
28 pursuant to a tax exemption agreement has complied with the agreement; and
29

30 WHEREAS, the Tax Incentive Review Council is required to annually submit written
31 recommendations to this Council concerning whether each tax exemption agreement subject to
32 its review should be continued, amended or terminated; and
33

34 WHEREAS, this Council has received the recommendations of the Tax Incentive Review
35 Council and the Community Reinvestment Area Housing Council relative to tax exemption
36 agreements in effect in tax year 2020; and
37

38 WHEREAS, R.C. §5709.85 requires the legislative authority of a local government granting
39 Enterprise Zone or Community Reinvestment Area tax exemptions to continue, amend or
40 terminate all or any portion of the recommendations of its Tax Incentive Review Council.
41

42 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga Falls, County
43 of Summit, and State of Ohio, that:
44

45 Section 1. This Council hereby accepts the recommendations of the Tax Incentive Review
46 Council and the Community Reinvestment Area Housing Council for tax exemption agreements
47 in effect during the 2020 tax year, as follows:
48

<u>Tax Exemption Agreement with:</u>	<u>Recommendation</u>
2821 Front Street - Missing Mountain Brewery	Continue/Cuy. Falls
Albrecht Inc. - Acme #10	Continue/Cuy. Falls
Arkay Properties LLC - Triad	Continue/Cuy. Falls
Falls River LLC - Riverwalk	Continue/Cuy. Falls
Village at Watermark LLC	Continue/Cuy. Falls
Portage Community Bank	Continue/Cuy. Falls

	<u>Tax Exemption Agreement with:</u>	<u>Recommendation</u>
56	Parfait Properties, LLC	PENDING/Cuy. Falls
57	Harbor Castings, Inc.	PENDING/Cuy. Falls
58	River Falls Property IV, LLC -Ohio Brewing	Terminate/Cuy. Falls
59	TRM Manufacturing - Stingray Ventures	Terminate/Cuy. Falls
60	Alro Steel Corporation	Continue/Hudson
61	Sunspport Properties, LLC (Buckeye Sports Center, Inc.)	Continue/Hudson
62	Kyocera/SGS Precision Tools- Enterprise Zone (2014)	Continue/Woodridge
63	Kyocera/SGS Precision Tools- Enterprise Zone (2020)	Terminate/Woodridge
64	Williams Land Corp- Enterprise Zone	Continue/Woodridge
65	Cascade Auto Group	Continue/Woodridge
66	Decker Fasteners	Continue/Woodridge
67	French Mill Run	Continue/Woodridge
68	GoJo Industries, Inc.	Continue/Woodridge
69	McHale Group, LTD and Eagle Elastomer, Inc.	Continue/Woodridge
70	Menard, Inc.	Continue/Woodridge
71	State 8 Motorcycles	Continue/Woodridge
72	Technicote, Inc. & CFO Realty	Continue/Woodridge
73	Sustainability Funding of Alliance Ohio LLC.-1846 Front – Unit 3	Continue
74	Terry, Lisa & Ritenauer, Scott- 1846 Front – Unit 4	Continue
75	McCullough, Timothy-1846 Front – Unit 5	Continue
76	Charboneau, Denise- 1846 Front – Unit 6	Continue
77	Johnson-Hardwick, Patricia- 1846 Front – Unit 7	Continue
78	Soldes, Oliver & Katherine- 1846 Front – Unit 8	Continue
79	Somers, Jenette- 1846 Front – Unit 9	Continue
80	Salaheddine, Robby- 1846 Front – Unit 10	Continue
81	Wilkins, Raymond & Janet- 1846 Front – Unit 11	Continue
82	Bolf, James Trustee- 1846 Front – Unit 12	Continue
83	Hands, David L, Trustee- 1846 Front – Unit 13	Continue
84	Hogston, Michael & Holly- 1846 Front – Unit 14	Continue
85	Miles, Amanda- 647 School Avenue	Continue
86	Purgert, Brian & Lauren- 4582 Lakeside Oval	Continue
87	Lindsay, LaToya & Andrew- 4590 Lakeside Oval	Continue
88	Garcia-Martinez, Ariel & Andrade, Katherine- 4591 Lakeside Oval	Continue
89	Abood, Daniel & Vrable, Karla- 4594 Lakeside Oval	Continue
90	Tan, KwekTze & Lee, Pei Ling- 4595 Lakeside Oval	Continue
91	Borra, Harish & Kelly- 4598 Lakeside Oval	Continue
92	Debattista, Lisa & Kavaaiecz, Michael- 4599 Lakeside Oval	Continue
93	Kurane, Abhijit & Priyanka- 4603 Lakeside Oval	Continue
94	Liu, Pei Yang & Koo, Oliver- 4607 Lakeside Oval	Continue
95	Henry, Christopher- 4611 Lakeside Oval	Continue
96	Simpson, Juanita & Nathaniel- 4614 Lakeside Oval	Continue
97	Lema, Dora & Aquino, Francisco- 4615 Lakeside Oval	Continue
98	Miletti, Joshua- 4618 Lakeside Oval	Continue
99	Ziats, Christopher & Nicole- 4619 Lakeside Oval	Continue
100	McCarty, Justin & Tracy- 4622 Lakeside Oval	Continue
101	Schelder, Jason & Jiaianella, Sara- 4623 Lakeside Oval	Continue
102	Goodyk, Daniel & Sara- 4626 Lakeside Oval	Continue
103	Dolan, Trista, Trustee- 4627 Lakeside Oval	Continue
104	Sonntag, Andrea & David- 4631 Lakeside Oval	Continue
105	Gable, Justin & Chelsea- 4632 Lakeside Oval	Continue
106	Sheeler, Erika- 4635 Lakeside Oval	Continue
107	Gill, Varinder Singh & Gill, Jaswinder Kaur- 4591 Pebble Creek Ct.	Continue
108	Aldridge, Ricky & Erin- 4594 Pebble Creek	PENDING
109	Singh, Kaaranijit & Badesha, Ravinder Kaur- 4595 Pebble Creek Ct.	Continue
110		

	<u>Tax Exemption Agreement with:</u>	<u>Recommendation</u>
111		
112	Dodd, Andrew & Michelle- 4598 Pebble Creek Ct.	Continue
113	Abdul, Bahezzad & Mansoor, Saniya- 4599 Pebble Creek Ct.	Continue
114	Singh, Tajinder & Kaur, Ravinder- 4602 Pebble Creek Ct.	Continue
115	Peters, Laura- 4603 Pebble Creek Ct.	PENDING
116	Bowers, Carmen & Travis- 4606 Pebble Creek Ct.	PENDING
117	Ciepiel, Arianna & Gency, Brandon- 4607 Pebble Creek Ct.	Continue
118	Jean, Carly & Jesse- 4610 Pebble Creek Ct.	Continue
119	Regan, Mitchell & Tiffany- 4611 Pebble Creek Ct.	Continue
120	Albaraa, Althami- 4614 Pebble Creek Ct.	PENDING
121	Sabic, Kemal & Elma- 4615 Pebble Creek Ct.	Continue
122	Psaras, Peter & Bair, Cassandra- 4618 Pebble Creek Ct.	PENDING
123	Beaulieu, Tessa & Edmund- 4619 Pebble Creek Ct.	Continue
124	Stein, Chad & Manes, Jennifer- 4622 Pebble Creek Ct.	Continue
125	Linn, William & Margaret- 4623 Pebble Creek Ct.	Continue
126	Rosson, Sara- 4626 Pebble Creek Ct.	Continue
127	Nguyen, Vinh & Nhung Cam- 4627 Pebble Creek Ct.	Continue
128	Fensteramker, David & Ronnica- 4630 Pebble Creek Ct.	Continue
129	Rzeszortarski, Michael & Angela- 4631 Pebble Creek Ct.	Continue
130	Lin, Chai & Ou, Shuyun- 4635 Pebble Creek Ct.	Continue
131	Arm, Brian & Claudine- 4639 Pebble Creek Ct.	Continue
132	Bektic, Zemira & Enver- 4642 Pebble Creek Ct.	Continue
133	Kim, Hyanghwa & Cho, Nam Woog- 4643 Pebble Creek Ct.	Continue
134	Donathan, Shawn & Elizabeth- 4647 Pebble Creek Ct.	Continue
135	Jeong, Hyojin & Yoo, Ji Eun- 4581 Preserve Circle	Continue
136	Eberly, Jared & Harp, Jessica - 4582 Preserve Circle	Continue
137	Osman, Moussa & Alhoussein, Ibtisam- 4590 Preserve Circle	Continue
138	Bhagat, Mayur & Priti- 4591 Preserve Circle	Continue
139	Weinberg, Matthew & Jamie- 4594 Preserve Circle	Continue
140	Perales, Belinda- 4595 Preserve Circle	Continue
141	Fabry, Derek & Michelle- 4598 Preserve Circle	Continue
142	Henderson, Clarence & Shakita- 4599 Preserve Circle	Continue
143	Benjamin, Brett & Houk, Courtney- 4602 Preserve Circle	Continue
144	Ganey, Jacob & Danielle- 4606 Preserve Circle	Continue
145	Herrera, Cesar & Hernandez, Laura- 4607 Preserve Circle	Continue
146	Marinchek, Karla & Scott- 4610 Preserve Circle	PENDING
147	Brooks, Dustin & Heather- 4611 Preserve Circle	Continue
148	Fominyam, Nicholas & Mafon- 10 Salt Creek Run	Continue
149	Whitten, Jason & Green, Amanda- 11 Salt Creek Run	Continue
150	Spalding, Stephen- 20 Salt Creek Run	Continue
151	Dickerson, Matthew & Layman, Autumn- 21 Salt Creek Run	Continue
152	Karic, Michael & Shelby- 30 Salt Creek Run	Continue
153	Chung, Samuel & Joseph- 31 Salt Creek Run	Continue
154	Mahmood, Tariq, Rashid, Afshan & Co-Op First, LLC- 40 Salt Creek	Continue
155	Yaragoria, Srimanth & Ragir, Swapna- 50 Salt Creek Run	Continue
156	Hyde, Michael & Jane- 60 Salt Creek Run	Continue
157	Sheth, Vivekkumar & Prikh, Mruga- 61 Salt Creek Run	Continue
158	Dibo, Antoun & Lauren- 70 Salt Creek Run	Continue
159	Pancake, Robert- 71 Salt Creek Run	Continue
160	Lin, Timothy & Heidi- 80 Salt Creek Run	Continue
161	Huang, Hanquin & Shu, Lin- 81 Salt Creek Run	Continue
162	Spinant, Victor & Ana- 90 Salt Creek Run	Continue
163	Kuzmik, James & Tonya- 91 Salt Creek Run	Continue
164	Geun, Chang & Choi, Eunjin- 100 Salt Creek Run	Continue
165	Ghosai, Durga & Banerjee, Poojarini- 110 Salt Creek Run	Continue

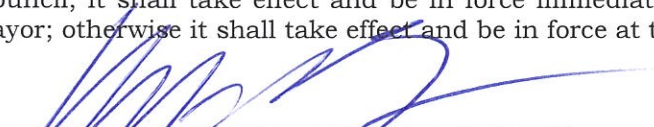
	<u>Tax Exemption Agreement with:</u>	<u>Recommendation</u>
166		
167	Destephano, Charles & Jamie- 120 Salt Creek Run	Continue
168	Turner, Tiffany & Mohr, Chase- 131 Salt Creek Run	Continue
169	Workman, Jerrody & Dayna- 140 Salt Creek Run	Continue
170	Robson, Brian & Krystal- 141 Salt Creek Run	Continue
171	Wheaton, Adam & Brittany- 150 Salt Creek Run	Continue
172	Wagner, David & Melanie- 151 Salt Creek Run	Continue
173	Langos, Steven & Rebeca- 160 Salt Creek Run	Continue
174	Picone, Justin & Haas, Andrea- 161 Salt Creek Run	Continue
175	Cave, John & Danielle- 170 Salt Creek Run	Continue
176	Covas, Michael & Stephanie- 171 Salt Creek Run	Continue
177	Luczywo, Jacquelyn & Todd- 180 Salt Creek Run	Continue
178	Orszag, Luke & Lauren- 181 Salt Creek Run	Continue
179	Barry, Mark & Hope- 190 Salt Creek Run	Continue
180	Brackley, MariLou- 200 Salt Creek Run	Continue
181	Gotschall, Stephanie & Downing, Courtney- 210 Salt Creek Run	Continue
182	Brown, Gregory & Shellie- 211 Salt Creek Run	Continue
183	Wang, Junpeng & Huang, Jie- 220 Salt Creek Run	PENDING
184	Sienghchum, Tritti & Natechanok, Thaminemdee- 221 Salt Creek	Continue
185	Husain, Iftekhar & Zafiruddin, Farhatulain- 230 Salt Creek Run	Continue
186	Weatherbee, Jacob & Amanda- 231 Salt Creek Run	Continue
187	Hamad, Mohammad & Awad, Ammal- 4575 South Creek Road	Continue
188	Ficquette, Arnold & Kristina- 4590 State Road	Continue
189	Oloyede, Emmanuel- 4596 State Road	Continue
190		

191 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions
192 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
193 herewith and which have not previously been repealed are hereby ratified and confirmed.
194

195 Section 3. It is found and determined that all formal actions of this Council concerning and
196 relating to the acceptance of this resolution were adopted in an open meeting of this Council,
197 and that all deliberations of this Council and of any of its committees that resulted in such formal
198 action, were in meetings open to the public, in compliance with all legal requirements, to the
199 extent applicable, including Chapter 107 of the Codified Ordinances.
200

201 Section 4. This resolution is hereby declared to be an emergency measure necessary for the
202 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
203 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of
204 the members elected or appointed to Council, it shall take effect and be in force immediately
205 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the
206 earliest period allowed by law.
207

208 Passed: 10-11-2021

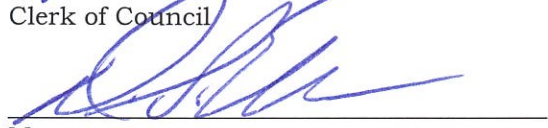


President of Council



Clerk of Council

216 Approved: 10-11-2021



Mayor

218 9/27/21