

## CUYAHOGA FALLS CITY COUNCIL

### Minutes of the Community Development Committee Meeting

December 15, 2014

Call to Order

The meeting was called to order by Mr. Weinhardt, Chair, at 8:47 p.m. A quorum was present.

Approval of the Minutes

Approval of the minutes was deferred.

Agenda Items

Temp. Ord. A-118

An ordinance authorizing the Director of Community Development to enter into a Community Reinvestment Area Agreement with Harbor Castings, Inc., and declaring an emergency.

Proponent testimony was offered by Community Development Director Diane Sheridan. Ms. Sheridan stated that Harbor Castings intends to consolidate its facilities in Michigan and Jackson Township, Ohio at the former SGS Tool facility at 2508 Bailey Road. The annual payroll of the consolidated operation is expected to be \$2.8 million. There will be 60 permanent full-time and 20 temporary full-time employees. The project investment will be \$3.3 million. Harbor Castings is requesting a 50%, 10-year tax abatement.

The Chair asked for a review of the current real estate taxes and the effect of the abatement. Ms. Sheridan stated that the property generated \$17,000 in real estate taxes in 2014. With no abatement, the annual real estate taxes would be \$24,000 per year after the improvements are made. With the abatement, the real estate taxes generated will be just under \$12,000 per year.

The Chair recognized Chuck Lane (no address given), representing Harbor Castings. Mr. Lane stated that Harbor Castings originated in North Canton in 1974. In 2000, the company purchased two other companies out of bankruptcy, one in

Michigan and one in Tennessee. The Tennessee operation has been closed and consolidated into the Michigan location. The opportunity to purchase the SGS Tool facility came up, and the company decided to relocate its operations to Cuyahoga Falls. The property requires electric and gas upgrades. Otherwise, the building is in excellent condition. A Phase Two environmental review of the property has been performed. The company expects to have 70 full-time jobs. Out of 30 employees at the Michigan location, only two have not been placed in other jobs. Harbor Castings supplies aircraft components to the aerospace industry.

The Chair asked if there will be any substantial growth in employment in the next 5-10 years. Mr. Lane stated that the company currently has \$10 million in annual sales and expects that to increase to \$15 million in the next 5 years.

The Chair asked if the company will establish an internship program with the High School. Mr. Lane stated he would be open to that.

The Chair asked if there were any concerns about parking. Mr. Lane stated there are over 125 parking spaces at the site.

The Chair recognized the Mayor, who thanked Mr. Lane for choosing to return to Cuyahoga Falls.

The Chair recognized Mrs. Snyder, who welcomed Mr. Lane to Cuyahoga Falls and noted that the transfer and re-use of this property so soon after the relocation of SGS Tools is incredible.

The Chair recognized Mr. James, who welcomed Mr. Lane on his return to Cuyahoga Falls.

There was no opponent testimony. There was no public comment.

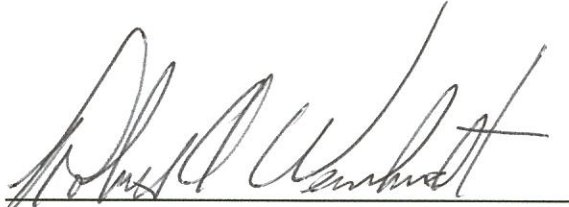
Motion by Mr. Pallotta to release Temp. Ord. A-118 with a favorable recommendation. Seconded by Mr. Colavecchio. Motion adopted by acclamation.

Non-Agenda Items

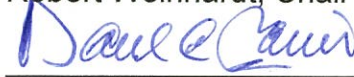
None.

Adjournment

Without objection, the Chair adjourned the meeting at 9:04 p.m.

A handwritten signature in black ink, appearing to read "Robert Weinhardt", written over a horizontal line.

Robert Weinhardt, Chair

A handwritten signature in blue ink, appearing to read "Paul A. Janis", written over a horizontal line.

Paul A. Janis, Clerk of Council