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3 CITY OF CUYAHOGA FALLS, OHIO

4  
5 ORDINANCE NO. 119 -2015  
6

7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF  
8 COMMUNITY DEVELOPMENT TO ENTER INTO A  
9 COMMUNITY REINVESTMENT AREA TAX EXEMPTION  
10 AGREEMENT WITH ALRO STEEL CORPORATION, AND  
11 DECLARING AN EMERGENCY.  
12  
13

14 WHEREAS, pursuant to Ordinance No. 69-2006, passed June 26, 2006, this  
15 Council established and designated the boundaries of the Cuyahoga Falls Northern  
16 Community Reinvestment Area ("CRA") pursuant to Ohio Revised Code §3735.65 et  
17 seq., to encourage the development of real property within the CRA; and  
18

19 WHEREAS, the State of Ohio Director of Development has made a determination  
20 that the findings contained in Ord. No. 69- 2006 are valid, and that the classification  
21 of structures and/or remodeling eligible for exemption under the Ordinance is  
22 consistent with zoning restrictions applicable to the CRA, and  
23

24 WHEREAS, with receipt of the Director's positive determination, the City is  
25 enabled to abate certain taxes on real property located in the CRA, in order to  
26 provide an incentive for the creation and retention of jobs and investment within the  
27 CRA; and  
28

29 WHEREAS, this Council has determined to provide economic development  
30 assistance in the form of tax abatement to Alro Steel Corporation in connection with  
31 development of a new 25,000 warehouse space and the acquisition of corresponding  
32 equipment and inventory for parcel number 37-00206, 4787 State Road, hereinafter  
33 the "Project".  
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35 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga  
36 Falls, County of Summit, and State of Ohio, that:  
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38 Section 1. The Director of Community Development is hereby authorized to enter  
39 into a Community Reinvestment Area tax exemption agreement in accordance with  
40 Ohio Revised Code §§3735.67 and 3735.671, with Alro Steel Corporation consistent  
41 with Ordinance No. 69-2006 and the terms set forth in the application for tax  
42 exemption attached hereto as Exhibit A, to provide the Project with an exemption  
43 from real property tax at (or not exceeding) the percentage and for (or not exceeding)  
44 the duration stipulated in said application.  
45

46 Section 2. This Council further authorizes the Mayor, Director of Finance,  
47 Director of Community Development, Director of Law and any other city officials,  
48 individually and/or collectively as may be appropriate, to prepare and execute such

49 other documents and do other things as are necessary or incidental to carrying out  
50 the requirements of this legislation consistent with the terms of the attached  
51 application.

52

53 Section 3. Any ordinances or resolutions or portions of ordinances and  
54 resolutions inconsistent herewith are hereby repealed, but any ordinances and  
55 resolutions not inconsistent herewith and which have not previously been repealed  
56 are hereby ratified and confirmed.

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58 Section 4. It is found and determined that all formal actions of this Council  
59 concerning and relating to the adoption of this ordinance were adopted in an open  
60 meeting of this Council, and that all deliberations of this Council and of any of its  
61 committees that resulted in such formal action, were in meetings open to the public,  
62 in compliance with all legal requirements including Chapter 107 of the Codified  
63 Ordinances.

64

65 Section 5. This ordinance is hereby declared to be an emergency measure  
66 necessary for the preservation of the public peace, health, safety, convenience and  
67 welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it  
68 receives the affirmative vote of two thirds of the members elected or appointed to  
69 Council, it shall take effect and be in force immediately upon its passage and  
70 approval by the Mayor; otherwise it shall take effect and be in force at the earliest  
71 period allowed by law.

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Passed: 12/28/2015

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Approved: 12-29-2015

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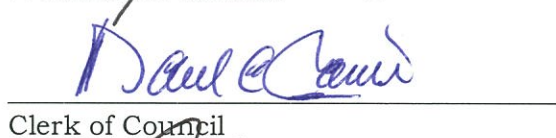
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12/14/15

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President of Council

  
\_\_\_\_\_  
Clerk of Council

  
\_\_\_\_\_  
Mayor

**PROPOSED AGREEMENT** for Community Reinvestment Area Tax Incentives between the City of Cuyahoga Falls located in the County of Summit and:

**Alro Steel Corporation**

(Company Name)

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Alro Steel Corporation  
Enterprise Name

Chris Leavitt  
Contact Person

3100 E High Street, Jackson, MI 49203  
Address

(517) 788-3232  
Telephone Number

cleavitt@alro.com  
Contact Email

Project site:

4787 State Road, Cuyahoga Falls, OH 44223  
Address

37-00206  
Parcel Number

Todd Rumler  
Contact Person

(330) 929-4660  
Telephone Number

trumler@alro.com  
Contact Email

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site. Please be specific with details.

The company is a distributor and processor of steel and other metals. The company warehouses a diversified line of these products. In addition, the company processes steel by sawing, plate burning, annealing, bending, shearing and drilling operations.

- b. List primary 6 digit North American Industry Classification System (NAICS) #  
Business may list other relevant SIC numbers.

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- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred):

n/a

- d. Form of business of enterprise:

Corporation    Partnership    Proprietorship    Other

3. Name of principal owner(s) or officers of the business.

See attached list.

4. a. State the enterprise's current employment level at the proposed project site:

Full Time: 92 Part Time: 0  
(To be considered full time the individual must work at least 35 hours per week.)

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another?  Yes  No

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

n/a

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

	Permanent	Temporary
Full Time	276	35
Part Time	0	0

(To be considered full time the individual must work at least 35 hours per week.)

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

n/a

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

n/a

5. Does the Property Owner Currently Owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes  No

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State?  Yes  No

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes  No

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers.

n/a

6. Project Description. Be as detailed as possible:

Add approximately 25,000 sf of warehouse space to existing building primarily used for storing additional product for sale to customers.

7. Project will begin on Apr/May 2016 and be completed by Aug/Sep 2016 provided a tax exemption is provided.

8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):

	Permanent	Temporary
Full Time	0	0
Part Time	0	0

(To be considered full time the individual must work at least 35 hours per week.)

b. State the time frame of this projected hiring: n/a months.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees):

n/a

9. a. Estimate the amount of annual payroll such new employees will add (New annual payroll must be itemized by full and part-time and permanent and temporary new employees).

	Permanent		Temporary	
Full-time	\$	0	\$	0
Part-time	\$	0	\$	0
TOTAL:	\$	0	\$	0

(To be considered full time the individual must work at least 35 hours per week.)

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$ 4,500,000.00.

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A. Acquisition of Land/Buildings	\$ 0
B. Additions/New Construction	\$ 1,250,000
C. Improvements to Existing Buildings	\$
D. Machinery & Equipment	\$ 2,500,000
E. Furniture & Fixtures	\$
F. Inventory	\$ 2,500,000
<b>Total New Project Investment</b>	<b>\$ 6,250,000</b>

11.

- a. Business requests the following tax exemption incentives: 50 %  
for 10 years covering the real property improvements as described above.
- b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

Alro has over 50 locations in a dozen different States and is considering this expansion along with several others. Key factors in the project selection process includes local, county, and state incentives. Expanding this location would allow the company to have more inventory in stock in which to sell to customers resulting in additional sales activity. With the tax abatement Alro will retain 92 full-time employees totaling \$4,500,000 in payroll.



Submission of this application expressly authorizes the City of Cuyahoga Falls to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request. The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

_____	_____
Name of Property Owner	Title
_____	_____
Signature	Date

ALRO STEEL CORPORATION  
OFFICERS

NAME	TITLE	ADDRESS
Glick, Alvin L.	Chairman of Board Chief Executive Officer	1727 Thornwood Jackson, MI 49203
Glick, Barry	Vice-Chairman of Board Vice-President	4105 Briarcliff Circle Boca Raton, FL 33496
Schmidt, David	President Chief Operating Officer	5532 Jefferson Clarklake, MI 49234
Alyea, G. Mark	President Emeritus	6901 Lansing Ave. Jackson, MI 49201
Glick, Carlton L.	Vice-President	10721 Mirasol Drive #202 Miromar Lakes, FL 33913
Glick, Randal	Senior Vice-President Secretary Assistant Treasurer	5187 Thames Ct. Jackson, MI 49201
Glick, Brian	Vice-President Assistant Secretary	2006 Forest Park Dr. Jackson, MI 49201
Laten, Steve	Executive Vice-President Chief Financial Officer	5002 Gullane Ann Arbor, MI 48103
Norman, James E.	Vice-President Treasurer	4288 Corey Circle Ann Arbor, MI 48103
Wood, Keith D.	Vice-President Chief Information Officer	5693 Katz Farm Ct. Saline, MI 48176
Bates, Bob	Vice-President	1513 Hearthstone Lane North Aurora, IL 60542
Forquer, Dave	Vice-President	483 Howard City Edmore, MI 48829
Hanley, Chris	Vice-President	17680 Woodridge Ct. South Bend, IN 46635
Hanstad, Marlin	Vice-President	1424 Crowndale Lane Canton, MI 48188
Harrold, David	Vice-President	5365 Deerridge Jackson, MI 49201
Kraft, Scott	Vice-President	16094 Reynolds Drive Fort Mill, SC 29707
Maitland, Randy L.	Vice-President	1105 Conlon East Grand Rapids, MI 45906
Rauh, James	Vice-President	527 University Place Grosse Pointe, MI 48230

Rumler, Todd	Vice-President	1043 Roy Marsh Dr Kent, OH 44240
Timberlake, Mark P.	Vice-President	12958 Brighton Ave. Carmel, IN 46032
Trolz, James G.	Vice-President	3694 W. Primilia Ln Jackson, MI 49201
Yamaguchi, Tom	Vice-President	8700 W. Berkley Court Orland Park, IL 60462