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3 CITY OF CUYAHOGA FALLS, OHIO
4
5 ORDINANCE NO. 67 -2007
6

7 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
8 COMMUNITY REINVESTMENT AREA AGREEMENT WITH PILOT
9 PLASTICS, INC., AND DECLARING AN EMERGENCY.

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11 WHEREAS, the City of Cuyahoga Falls designated an O.R.C. Chapter 3735 Community
12 Reinvestment Area by virtue of Ordinance No. 69-2006 to encourage the development of real
13 property within the northern Community Reinvestment Area; and
14

15 WHEREAS, the City of Cuyahoga Falls has designated a certain area within City that has
16 been certified by the State of Ohio Director of Development as a Community Reinvestment Area
17 enabling it to exempt certain real property taxes imposed on industry provided said industry
18 creates or retains jobs and makes a significant investment within the certified zone; and
19

20 WHEREAS, the City Council and the Administration wish to provide assistance to Pilot
21 Plastics, Inc. to construct 65,000 square foot addition to their existing facility in the City of
22 Cuyahoga Falls.
23

24 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
25 of Summit, and State of Ohio:
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27 Section 1. That the Mayor is hereby authorized to enter into a Community Reinvestment
28 Area (CRA) Agreement with Pilot Plastics, Inc., consistent with the terms in the proposed CRA
29 Application attached hereto as Exhibit A, to provide real property tax relief at the percentage and
30 length of abatement as stipulated in said Application to benefit the City and being consistent
31 with the objectives of this ordinance.
32

33 Section 2. That Council further authorizes the Mayor, Director of Finance, Director of
34 Community Development, Director of Law and any other city officials, individually and/or
35 collectively as may be appropriate, to prepare and execute such other documents and do other
36 things as are necessary for an incidental to carrying out the requirements of this legislation
37 consistent with the terms of the attached Application.
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39 Section 3. That any ordinances or resolutions or portions of ordinances and resolutions
40 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
41 not inconsistent herewith and which have not previously been repealed are hereby ratified and
42 confirmed.
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44 Section 4. That it is found and determined that all formal actions of this Council
45 concerning and relating to the adoption of this ordinance were adopted in an open meeting of
46 this Council, and that all deliberations of this Council and of any of its committees that resulted
47 in such formal action, were in meetings open to the public, in compliance with all legal
48 requirements including Chapter 107 of the Codified Ordinances.
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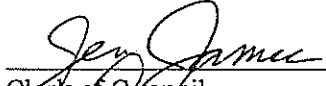
50 Section 5. That this ordinance is hereby declared to be an emergency measure necessary
51 for the preservation of the public peace, health, safety, convenience and welfare of the City of
52 Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of two
53 thirds of the members elected or appointed to Council, it shall take effect and be in force
54 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in
55 force at the earliest period allowed by law.

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Passed: 5/14/07

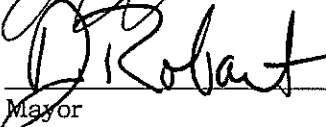


President of Council



Clerk of Council

Approved: 5/16/07



Mayor

4/23/07
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PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the City of Cuyahoga Falls located in the County of Summit and Pilot Plastics, Inc.

1. a. Name of property owner, home or main office address, contact person, and telephone number.

Pilot Plastics, Inc.	Ted Jendrisak
Enterprise Name	Contact Person

200 Industrial Drive, Peninsula, OH 44264	330-920-1718
Address	Telephone Number

- b. Project site:

200 Industrial Drive, Peninsula, OH 44264	Ted Jendrisak
Address	Contact Person

330-920-1718
Telephone Number

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

Manufacturing / Warehouse

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

- 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, or other).

Incorporated

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

Ted Jendrisak

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

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

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:

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

49 – Full Time Permanent Employees

45 – Seasonal Temporary Employees

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 owe:

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

Yes ___ No X

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

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 X

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 (add additional sheets).

6. Project Description: As a result of this project and agreement, Pilot Plastics will construct a new addition to the existing building to accommodate additional growth in the manufacturing line as well as warehousing.

7. Project will begin June, 2007 and be completed February, 2008 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):

4 Full time 4 Full time temporary ___ Part time ___ Part time temporary

b. State the time frame of this projected hiring: 36 months

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

How many in year one, year two? Year One – 1 Full-Time and 1 Full Time Temporary; Year Two - 1 Full-Time and 1 Full Time Temporary; Year Three – 2 Full Time and 2 Full Time Temporary

9.a. Estimate the amount of annual payroll such new employees will add \$40,000 – Year 1; \$45,000 – Year 2; and \$85,000 – Year 3 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: \$1,864,544.00

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

A. Acquisition of land:	<u>\$ 150,000</u>
B. Additions/New Construction:	<u>\$ 3,000,000</u>
C. Improvements to existing buildings:	<u>\$ n/a</u>
D. Machinery & Equipment:	<u>\$ 500,000</u>
E. Furniture & Fixtures:	<u>\$ 125,000</u>
F. Inventory:	<u>\$ n/a</u>
Total New Project Investment:	<u>\$ 3,775,000</u>

11. a. Business requests the following tax exemption incentives: 50 % for 8 years covering the real property improvements as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

Our existing 72,000 sq. ft. manufacturing / warehouse space is 100% utilized, without the expansion future growth will be prohibited. Eight acres needs to be purchased for the 65,000 sq. ft. addition. We would consider other 12 – 20 acre sites with incentives. Pilot Plastics started in Cuyahoga Falls and would like to stay here.

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.

Ted Jendrisak

Name of Property Owner

Date

Ted Jendrisak, President

Signature

Typed Name and Title

* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

O:\2007ords\Pilot Plastics Attachment.doc