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4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 7 -2016

8
9 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
10 COMMUNITY REINVESTMENT AREA AGREEMENT WITH TRM
11 MANUFACTURING, INC., AND DECLARING AN EMERGENCY.
12

13 WHEREAS, the City of Cuyahoga Falls designated an O.R.C. Chapter 3735 Community
14 Reinvestment Area by virtue of Ordinance No. 95-2004 to encourage the development of real
15 property within the Cuyahoga River Community Reinvestment Area; and
16

17 WHEREAS, the City of Cuyahoga Falls has designated a certain area within the City that
18 has been certified by the State of Ohio Development Service Agency (FKA Ohio Department of
19 Development) as a Community Reinvestment Area enabling it to exempt certain real property
20 taxes imposed on industry provided said industry creates or retains jobs and makes a
21 significant investment within the certified zone; and
22

23 WHEREAS, the City Council and the Administration wish to provide assistance to TRM
24 Manufacturing, Inc., for the relocation of their manufacturing facility to Cuyahoga Falls.
25

26 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
27 County of Summit, and State of Ohio, that:
28

29 Section 1. The Mayor is hereby authorized to enter into a Community Reinvestment Area
30 (CRA) Agreement with TRM Manufacturing, Inc. consistent with the terms in the proposed CRA
31 Application attached hereto as Exhibit A, to provide real property tax relief at the percentage
32 and length of abatement as stipulated in said Application to benefit the City and being
33 consistent with the objectives of this ordinance.
34

35 Section 2. Council further authorizes the Mayor, Director of Finance, Director of
36 Community Development, Director of Law and any other city officials, individually and/or
37 collectively as may be appropriate, to prepare and execute such other documents and do other
38 things as are necessary for and incidental to carrying out the requirements of this legislation
39 consistent with the terms of the attached Application.
40

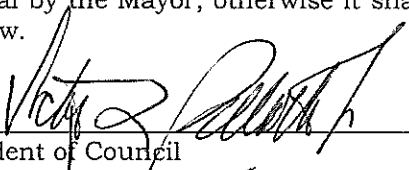
41 Section 3. Any ordinances or resolutions or portions of ordinances and resolutions
42 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
43 herewith and which have not previously been repealed are hereby ratified and confirmed.
44

45 Section 4. It is found and determined that all formal actions of this Council concerning
46 and relating to the adoption of this ordinance were adopted in an open meeting of this Council,
47 and that all deliberations of this Council and of any of its committees that resulted in such
48 formal action, were in meetings open to the public, in compliance with all legal requirements,
49 to the extent applicable, including Chapter 107 of the Codified Ordinances.
50

51 Section 5. This ordinance is hereby declared to be an emergency measure necessary for
52 the preservation of the public peace, health, safety, convenience and welfare of the City of
53 Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of two
54 thirds of the members elected or appointed to Council, it shall take effect and be in force


55 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be
56 in force at the earliest period allowed by law.

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59 Passed: 1-25-16



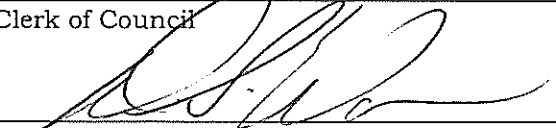
President of Council

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64 Clerk of Council



Clerk of Council

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66 Approved: 1-26-2016



Mayor

69 1/11/16
70 O:\2016ords\TMR CRA and Application.dot
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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:

TRM Manufacturing, Inc.
(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).

<u>TRM Manufacturing, Inc.</u>	<u>Jeffery S. Davies</u>
Enterprise Name	Contact Person

<u>5010 Hudson Drive, Stow, OH</u>	<u>330.769.2600 (201)</u>
<u>44224</u>	
Address	Telephone Number

JDavies@trm-gem.com

Contact Email

Project site:

<u>601-607 Monroe Falls Ave, CFO 44221</u>	<u>02.08087, 02.12059,</u>
	<u>02.08031, 02.01579</u>
Address	Parcel Numbers

<u>Jeffery S. Davies</u>	<u>330.769.2600 (201)</u>
Contact Person	Telephone Number

JDavies@trm-gem.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.

Manufacturer of earth moving equipment attachments.

- b. List primary 6 digit North American Industry Classification System (NAICS) #
Business may list other relevant SIC numbers.
33299

- 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.

Tim Molnar, 100% Owner and President

Jeffery S. Davies, CFO, Secretary and Treasurer

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

Full Time: 0 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:

Relocated from Stow, Ohio - 5010 Hudson Drive, Stow, OH, 44224

Relocated to Cuyahoga Falls, Ohio - 601-607 Monroe Falls Ave, CFO 44221

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	41	0
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:

41 employees and 100% of the company assets will move from 5010 Hudson Drive, Stow, Ohio to 601-607 Monroe Falls Ave, Cuyahoga Falls

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

41 employees and 100% of the company assets will move from 5010 Hudson Drive, Stow, Ohio to 601-607 Monroe Falls Ave, Cuyahoga Falls

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:

Should the CRA abatement be granted, the company will purchase property at 601-607 Monroe Falls Avenue in Cuyahoga Falls, Ohio and shall relocate its manufacturing infrastructure. This relocation includes all assets and all employees currently located in Stow, Ohio.

7. Project will begin in April 2016 and be completed by March 2018 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	61	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: 24-36 months.

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

41 employees will be relocated to the Cuyahoga Falls facility in April of 2016. 20 additional employees will be in place by March of 2019.

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	\$	3,100,000.00	\$	0
Part-time	\$	0	\$	0
TOTAL:	\$	3,100,000.00	\$	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: \$ 0.

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	\$	<u>1,350,000</u>
B. Additions/New Construction	\$	<u> </u>
C. Improvements to Existing Buildings	\$	<u>275,000</u>
D. Machinery & Equipment	\$	<u>900,000</u>
E. Furniture & Fixtures	\$	<u>25,000</u>
F. Inventory	\$	<u>750,000</u>
Total New Project Investment	\$	<u>3,300,000</u>

11.

a. Business requests the following tax exemption incentives: 50 %
for 12 years covering the real property improvements as described above.

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

TRM Manufacturing is requesting a tax abatement incentive to allow for us to move our company from Stow to Cuyahoga Falls. The tax abatement incentive will ease the economic cost of our relocation. The abatement will also assist us as we invest in the community, people, equipment and inventory as our company continues to grow. The size and location of Cuyahoga Falls facility will allow us to double our employment and revenue base. Additionally, an abatement is requested because we are under lease at our current location until March 2018. The facility in Stow is limited to 37,000 square feet. The abatement will also help absorb the cost of two (2) facilities as we move into 601-607 Monroe Falls Ave. *DS*

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.

<u>TRM Manufacturing, Inc or its Assigns</u> Name of Property Owner	<u>President</u> Title
<u><i>Timothy M. Molnar</i></u> Signature	<u>11/30/15</u> Date