

**WOOSTER CITY COUNCIL AGENDA**

**May 5, 2014**

**7:30 p.m.**

The meeting will be held at City Hall, in Council Chambers, 1<sup>st</sup> Floor, 538 N. Market Street, Wooster, Ohio.

**I. ROLL CALL & ORDERING OF AGENDA**

**II. APPROVAL OF MINUTES**

**III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION**

Designation of Public Records Trainee

**IV. PETITIONS/COMMUNICATIONS FROM PUBLIC**

Ohio Division of Liquor Control Notices:

- 1) Notice of a Liquor Agency Application for Buehler Food Markets Inc, DBA Buehlers Milltown, 3540 Burbank Rd;
- 2) Notice of an application for a D5 permit for Downtown KB, Inc., DBA Buffalo Wild Wings, 4122 Burbank Rd & Patio; and
- 3) Notice of an application for a C2 permit for Khurram Shamsi, 310 S Market St.

**V. COMMITTEE REPORTS; PUBLIC HEARINGS**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

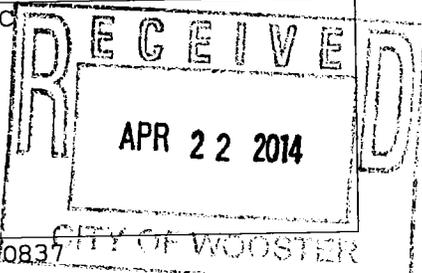
1. First Reading – ORDINANCE NO. 2014-14 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CERTIFIED ANGUS BEEF, LLC, FOR TAX ABATEMENT, AND DECLARING AN EMERGENCY (Ansel)
2. First Reading – ORDINANCE NO. 2014-15 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH WOOTOWN PROPERTIES, LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY (Ansel)
3. First Reading – ORDINANCE NO. 2014-16 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN EASEMENT FOR AN ENCROACHMENT UPON THE PUBLIC RIGHT-OF-WAY, AND DECLARING AN EMERGENCY (Ulbright)
4. First Reading – RESOLUTION NO. 2014-29 A RESOLUTION AUTHORIZING THE DIRECTOR OF FINANCE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH REA & ASSOCIATES, INC. FOR AUDITING SERVICES, AND DECLARING AN EMERGENCY (Ansel)
5. First Reading – RESOLUTION NO. 2014-30 A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE WOOSTER TAX INCENTIVE REVIEW COUNCIL WITH RESPECT TO EXISTING ENTERPRISE ZONE AND COMMUNITY REINVESTMENT ACT AGREEMENTS (Ansel)

**VIII. MISCELLANEOUS**

**IX. ADJOURNMENT**

**NOTICE TO LEGISLATIVE AUTHORITY  
AGENCY APPLICATION**

**OHIO DIVISION OF LIQUOR CONTROL**  
6606 TUSSING ROAD  
P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005

10851620050 PERMIT NUMBER		TYPE	TO BUEHLER FOOD MARKETS INC DBA BUEHLERS MILLTOWN 3540 BURBANK RD WOOSTER OHIO 44691	
ISSUE DATE				
FILING DATE				
LIQUOR AGENCY CONTRACT PERMIT CLASSES				
TAX DISTRICT	RECEIPT NO.			

AGENCY 00837

- YOU ARE RECEIVING ONLY ONE NOTICE FOR THIS LOCATION AS THIS IS A LIQUOR AGENCY ONLY APPLICATION.
- YOU ARE RECEIVING TWO SEPARATE NOTICES FOR THIS LOCATION. THIS NOTICE IS FOR A LIQUOR AGENCY AND A SECOND NOTICE FOR A CARRY OUT LIQUOR LICENSE. ORC 4301.17(B) AND 4303.26 REQUIRES YOU BE NOTIFIED SEPARATELY FOR EACH TYPE OF APPLICATION.



MAILED 04/21/2014      RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/22/2014

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES \_\_\_\_\_  
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE AGENCY CONTRACT AND REQUEST THAT THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.   
DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

---

(Signature) \_\_\_\_\_ (Title) -  Clerk of County Commissioner (Date) \_\_\_\_\_  
 Clerk of City Council  
 Township Fiscal Officer

**YOU MAY FAX YOUR REPLY TO 614-644-2480**

CLERK OF WOOSTER CITY COUNCIL  
538 N MARKET ST  
PO BOX 1128  
WOOSTER OHIO 44691  
#



**NOTICE TO LEGISLATIVE  
AUTHORITY**

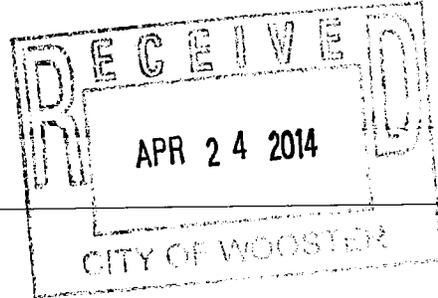
**OHIO DIVISION OF LIQUOR CONTROL**  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

2293347 <small>PERMIT NUMBER</small>		N <small>TYPE</small>		DOWNTOWN KB INC DBA BUFFALO WILD WINGS 4122 BURBANK RD & PATIO WOOSTER OHIO 44691
ISSUE DATE				
03 29 2002 <small>FILING DATE</small>				
D5 <small>PERMIT CLASSES</small>				
85 <small>TAX DISTRICT</small>	165	B	W28450 <small>RECEIPT NO.</small>	

FROM 04/22/2014

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 04/22/2014

RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/23/2014

**IMPORTANT NOTICE**

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WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES **B N 2293347**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.   
DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)-  Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF WOOSTER CITY COUNCIL**  
538 N MARKET ST  
PO BOX 1128  
WOOSTER OHIO 44691

PERMIT NUMBER (CORPORATION) 2293347  
 DOWNTOWN KB INC  
 DBA BUFFALO WILD WINGS  
 4122 BURBANK RD & PATIO  
 WOOSTER OHIO 44691

F.T.I. NUMBER 00-0000000  
 STATUS (ACTIVE OR INACTIVE) ACTIVE  
 SHARES OUTSTANDING 100.00  
 ACTIVE DATE 04/01/02  
 INACTIVE DATE  
 EXCEPTION CODE TEXT  
 STOCK TRANSFER CODE TEXT AND DATE

.9751 DAVID KAJGANICH  
 2742 RICHARD COPLAN JR  
 -1860 KENNETH J BROWN  
 -6087 CAROLYN D BROWN  
 -5986 DALE RUTHER

.00	03/03/09	INACTIVE	
13.70	04/01/02	ACTIVE	
72.60	04/01/02	ACTIVE	PRESIDENT
.00	12/12/06	INACTIVE	
13.70	04/01/02	ACTIVE	VICE PRES

**NOTICE TO LEGISLATIVE  
AUTHORITY**

**OHIO DIVISION OF LIQUOR CONTROL**  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

8030650 PERMIT NUMBER		N TYPE		KHURRAM SHAMSI 310 S MARKET ST WOOSTER OH 44691	
ISSUE DATE		FILING DATE			
12 13 2013					
C2 PERMIT CLASSES					
85 TAX DISTRICT	165 B	A28917 RECEIPT NO.			
				FROM 04/22/2014	
PERMIT NUMBER		TYPE			
ISSUE DATE		FILING DATE			
PERMIT CLASSES					
TAX DISTRICT		RECEIPT NO.			

RECEIVED

APR 24 2014

CITY OF WOOSTER



MAILED 04/22/2014

RESPONSES MUST BE POSTMARKED NO LATER THAN. 05/23/2014

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES **B N 8030650**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

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(Signature)

(Title)-  Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF WOOSTER CITY COUNCIL**  
538 N MARKET ST  
PO BOX 1128  
WOOSTER OHIO 44691

ORDINANCE NO. 2014-14

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CERTIFIED ANGUS BEEF, LLC, FOR TAX ABATEMENT, AND DECLARING AN EMERGENCY

WHEREAS, Certified Angus Beef, LLC, is a not-for-profit enterprise which proposes to construct an expansion to its existing corporate headquarters in the city of Wooster, including a capital investment of approximately \$1,100,000.00 in new construction, and the creation of 10 new full-time permanent jobs; and it has requested tax abatement as an incentive to the proposed project; and

WHEREAS, the Wooster Growth Corporation, as the designated community improvement corporation for the City of Wooster, has reviewed the request for tax abatement and has recommended the approval thereof by this Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That the Mayor is hereby authorized to enter into an agreement on behalf of the City of Wooster with Certified Angus Beef, LLC for tax abatement. The terms of such agreement will include, but not be limited to, the following: (1) abatement of real estate and personal property taxes of 75% for ten years; (2) for a maximum term not to exceed ten (10) years; (3) a provision that the enterprise will remain in Wooster for an additional year for each year of abatement, subject to the disgorgement of all abated taxes; and (4) such other terms as the Mayor, in his discretion, deems appropriate.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council, in compliance with law.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order to facilitate construction of an expansion of the existing corporate headquarters by Certified Angus Beef, LLC; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2014

Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

Introduced by: Jon Ansel

**Request for Agenda Item  
Non-Capital**

**Division**  **Meeting Date Requested**

**Project Name**   **Approved for Agenda**

**Description** (be as descriptive as possible, given space limitations)

This item requests Council's consideration in authorizing the Mayor to enter into an Enterprise Zone Agreement on behalf of the City Wooster with Certified Angus Beef LLC. The not-for-profit company is planning an expansion of its corporate headquarters at 206 Riffel Road, which currently employs 78 persons full-time and nine other part-time. The firm runs a marketing program supporting cattle ranchers, chefs, and retailers, employing. Its parent organization is the American Angus Association, based in Missouri.

Certified Angus Beef is seeking to invest up to \$1,100,000 in a facility expansion that would add 5,000 square feet of office space and 2,000 square feet of storage space at its location, retaining all existing positions as well as creating a ten additional positions within the first three years following the project.

The company was the first in Wooster to receive an Enterprise Zone agreement, when it constructed its facility in 1994 and had excellent performance in meeting the terms of its original agreement. Since that time, the firm has grown the Certified Angus Beef brand to a global scale. The new expansion would enable these operations to continue to grow from Wooster. If approved, the work would be projected to start in late Spring / early Summer and be completed by the end of February 2015. The savings from such an agreement would be used in hiring additional staff and better equipping the new office area.

An official application was received 28 March 2014. An Application Summary Packet was prepared, administratively reviewed, and then provided to the school districts on 7 April 2014. Wooster City Growth reviewed the application on 24 April 2014 and recommended the application to Wooster City Council by a unanimous vote.

The company has requested an expedited decision, as per the City of Wooster's Enterprise Zone Policy. Please see the attached Summary Packet, which contains a letter from Certified Angus Beef's Senior Vice President, Mr. Brent Eichar, information on project financial impacts, corporate overview media release, and also a copy of the signed Enterprise Zone Application. Also provided is a summary of company employee benefits, as required for expedited decisions.

**Is there a need for rules suspension or time limitation when this must be passed?**

The applicant has met all of the requirements of an expedited application. A suspension of rules would facilitate a time-sensitive project and in order to take advantage of the 2014 summer construction season.

**Manager Requesting**

**Date**

**Approved for Agenda**

*Ord #14*

ORDINANCE NO. 2014-15

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH WOOTOWN PROPERTIES, LLC FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY

WHEREAS, Wootown Properties, LLC is a for-profit enterprise which desires to renovate an existing retail facility located at 236 S. Market Street in the city of Wooster, within the area designated by Wooster City Council as the community reinvestment area (CRA), including a capital investment of up to \$150,000.00 for improvements to the existing facilities, including façade improvement, renovation of the first-floor commercial space and renovation of the second floor into apartments; and it has requested tax abatement as an incentive to make these improvements; and

WHEREAS, the Wooster Growth Corporation, as the designated community improvement corporation for the City of Wooster, has reviewed the request for CRA tax incentives and has recommended its adoption; and the Wooster City School District board of education has also reviewed the request and given its approval thereof.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That the Mayor is hereby authorized to enter into an agreement on behalf of the City of Wooster with Wootown Properties, LLC, for CRA tax incentives. The terms of such agreement will include, but not be limited to, the following: (1) abatement of real estate taxes of 50%; (2) for a maximum term not to exceed ten (10) years; (4) creation of at least two (2) full-time jobs; and (4) such other terms as the Mayor, in his/her discretion, deems appropriate.

SECTION 2. This Council finds and declares that all formal actions concerning and relating to the adoption of this ordinance occurred in an open meeting of this Council, in compliance with law.

SECTION 3. This Ordinance is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary in order to facilitate implementation of the renovation project by the applicant; wherefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of the Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2014

Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

Introduced by: Jon Ansel

## Request for Agenda Item Non-Capital

Division  Meeting Date Requested

Project Name   Approved for Agenda

**Description** (be as descriptive as possible, given space limitations)

Requested is Council's consideration in authorizing the Mayor to enter into a Community Reinvestment Area Agreement (CRA) on the City's behalf with Wootown Properties LLC, a start-up property management company. The new firm has already invested in repairs at its adjacent property, 242 S. Market Street (a separate project where a tax abatement has not been requested), and is now exploring its options in improving 236 S. Market Street with a projected investment of \$150,000. The two-story downtown building, constructed around 1900, contains approximately 3,600 square feet of floor area, though about half of this is currently unused. The project is located beside 234 S. Market Street, which underwent a major renovation in 2012 with the help of its own CRA agreement.

The company, which purchased the property about eight months ago, is seeking a 10-year 50 percent real property abatement to help it cover the renovation and future maintenance costs to enable elective and greater quality improvements, including façade enhancements. The proposed project would repair and finish an abandoned second floor area into upscale apartments while adding commercial office space. In addition to the building improvements, the project will commit to retaining a minimum of two positions with a \$35,000 payroll within the commercial area. If a CRA agreement could be provided, the work would start in the late Spring and complete before the end of the year.

The City received the original CRA application on 2 April 2014. After administrative review and preparation of the attached summary packet, notification of this project was provided to the Wooster City School District on 8 April 2014. Wooster Growth reviewed the project at its 24 April 2014 regular meeting, when it voted to provide Wooster City Council with a recommendation in favor of the application.

Please see attached a personal letter from the applicant, Mr. Travis Snyder in regard to the proposed project, in addition to the Application Summary Packet which offers financial details about the project's impacts.

**Is there a need for rules suspension or time limitation when this must be passed?**

A suspension of rules is *recommended* in order to facilitate a time-sensitive project and in order to allow the applicant additional time to take advantage of the 2014 summer construction season. With an agreement, Wootown Properties LLC is ready to finalize its planning and begin implementing the proposed improvements.

Manager Requesting

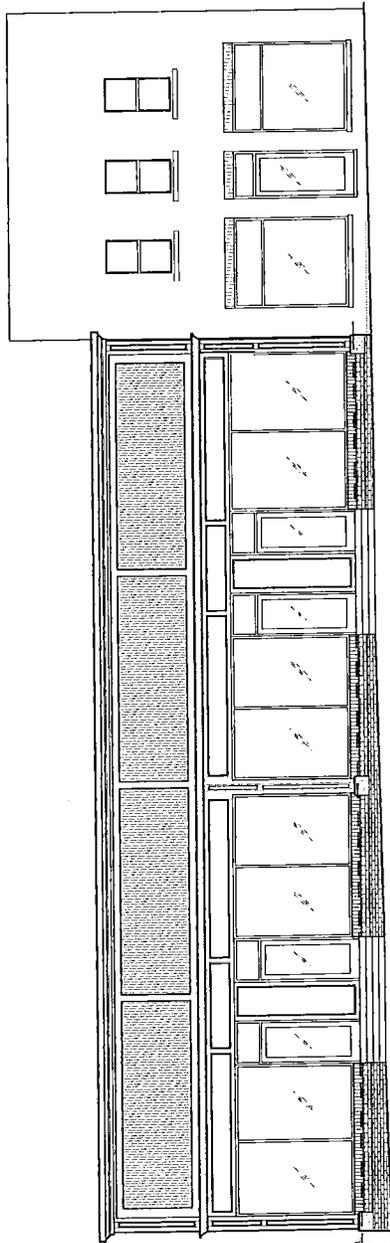
Date

Approved for Agenda

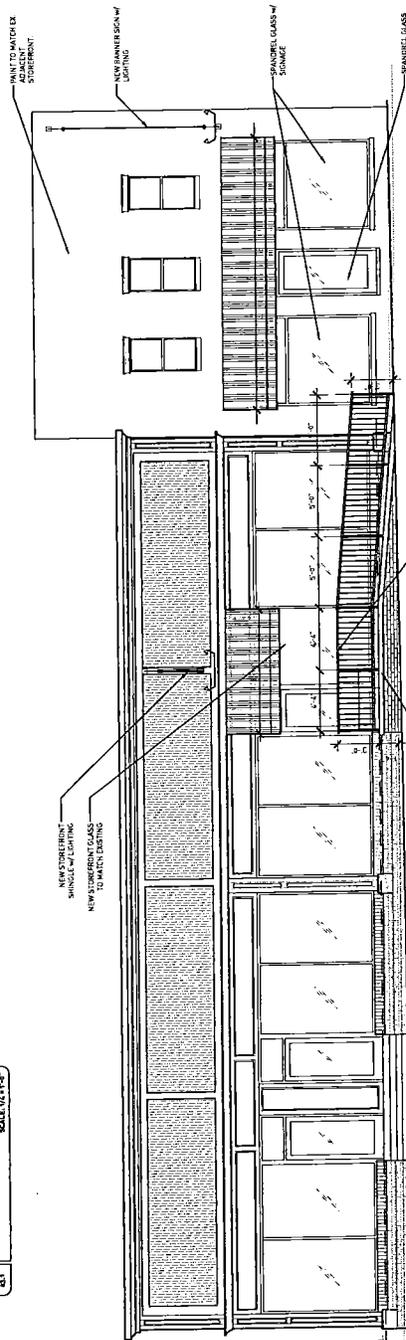
*Ord #15*



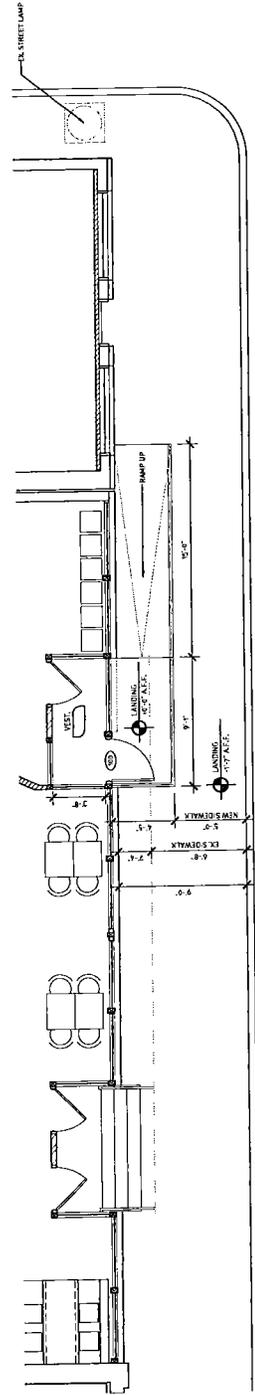




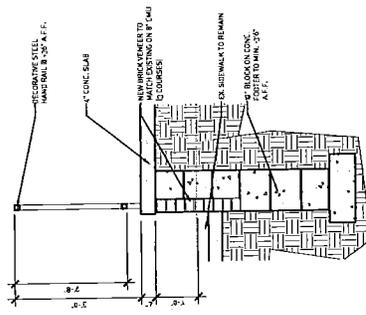
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EXISTING ELEVATION  
SCALE 1/4" = 1'-0"



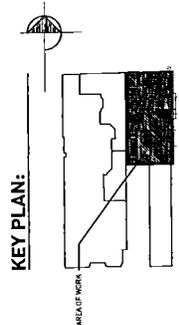
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EAST ELEVATION  
SCALE 1/4" = 1'-0"



1  
a3  
ENLARGED ENTRY PLAN  
SCALE 1/4" = 1'-0"



2  
a3  
ENLARGED ENTRY PLAN  
SCALE 1/4" = 1'-0"



KEY PLAN:  
AREA OF WORK

Exhibit B = Oct 16

RESOLUTION NO. 2014-29

A RESOLUTION AUTHORIZING THE DIRECTOR OF FINANCE TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH REA & ASSOCIATES, INC. FOR AUDITING SERVICES, AND DECLARING AN EMERGENCY

WHEREAS, it is necessary to provide for the annual audit of the municipal government and hospital for the fiscal year ending December 31, 2014, and the Director of Finance, after obtaining permission from the state auditor, has recommended that the city of Wooster enter into a one-year professional services contract with Rea & Associates, Inc. of Wooster, a firm that is both qualified and approved by the auditor of state for such purposes, and the cost thereof will be included in the annual appropriation ordinance for FY 2015; and

WHEREAS, this Council deems that prompt action is necessary in order to comply with state law requirements for auditing of governmental entities.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WOOSTER, OHIO:

SECTION 1. That the Director of Finance is hereby authorized to enter into a one-year professional services contract with Rea & Associates, Inc. of Wooster, Ohio for auditing services for the municipal government and hospital for the fiscal year ending December 31, 2014.

SECTION 2. The cost of such contract will not exceed the amounts budgeted for this purpose in the Finance Department and Hospital operating budgets for 2015.

SECTION 3. This Council finds and declares that all formal actions concerning and relating to the adoption of this Resolution occurred in an open meeting of this Council or its committees, in compliance with law.

SECTION 4. This Resolution is hereby declared to be an emergency measure necessary to the immediate preservation of the public health, peace, safety and welfare of the City, or providing for the usual daily operation of a municipal department or division, and for the further reason that prompt action is necessary to meet state law requirements for auditing of governmental entities; wherefore, this Resolution shall be in full force and effect from and immediately after its passage and approval by the Mayor; provided it receives the affirmative vote of at least three-fourths of the members of Council; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

1st reading \_\_\_\_\_ 2nd reading \_\_\_\_\_ 3rd reading \_\_\_\_\_

Passed: \_\_\_\_\_, 2014

Vote: \_\_\_\_\_

Attest: \_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
President of Council

Approved: \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

Introduced by: Jon Ansel

**Request for Agenda Item  
Non-Capital**

**Division**  **Meeting Date Requested**

**Project Name**   **Approved for Agenda**

**Description** (be as descriptive as possible, given space limitations)

The Auditor of State's Office has authorized Rea & Associates, Inc., to perform our audit for the year ending December 31, 2014. The cost of this audit is \$85,860. This amounts to a 1.89% increase over our contract for the FY2013 audit.

**Is there a need for rules suspension or time limitation when this must be passed?**

**Manager Requesting**

**Date**

**Approved for Agenda**



**Request for Agenda Item  
Non-Capital**

**Division**  **Meeting Date Requested**

**Project Name**   **Approved for Agenda**

**Description** (be as descriptive as possible, given space limitations)

The 2013 City of Wooster's Tax Incentive Review Council convened on April 30, 2014 at 3:00pm to review the performance of each active 2013 Enterprise Zone and Community Reinvestment Area agreement. Based on each participating company's compliance, the TIRC decides whether to recommend Continuation, Modification, or Termination of agreements to Wooster City Council. Please find the TIRC's recommendation for each active agreement for 2013 on the attached memo.

In summary, for 2013, the City of Wooster had 34 agreements generating \$61,761,000 in property investments and the creation or retention of 2,056 jobs with \$39,463,000 in payroll. In foregoing \$2,107,019 in property taxes, \$1,712,911 was generated in property taxes before any of the abatements have even expired, in addition to gaining \$394,463 in City income taxes.

**Is there a need for rules suspension or time limitation when this must be passed?**

Ohio Revised Code 5709.85 requires that City Council, within sixty-days (60) after receipt of the aforementioned recommendations, hold a meeting to accept, reject, or modify all of any portion of the recommendations.

**Manager Requesting**

**Date**

**Approved for Agenda**



538 N. Market Street \* P.O. Box 1128  
Wooster, Ohio 44691-3406



**Jonathan S. Millea, AICP**  
Development Coordinator  
Phone (330) 263-5250  
Fax: (330) 263-5247  
Email: jmillea@woosteroh.com

## MEMO

**To:** Members of Council  
**From:** Jonathan Millea, Development Coordinator  
**CC:** Director of Administration, Director of Law, Director of Finance  
**Date:** 5/1/2014  
**Re:** Recommendations from the 2013 Tax Incentive Review Council

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Dear Members of Wooster City Council,

The Wooster Tax Incentive Review Council's met April 30<sup>th</sup>, 2014 at 3:00pm at Wooster City Hall to review the compliance of each recipient of a tax exemption under the City's Enterprise Zone and Community Reinvestment area for the year ended 2013.

In 2013, the City of Wooster had 12 active Enterprise Zone Agreements which had resulted in over \$38,900,000 in real property investments and the creation or retention of 1,851 positions with a payroll of \$31,463,000. While \$394,745 in property taxes were abated, \$342,396 in property taxes were generated along with an additional \$314,000 in income taxes.

The City of Wooster also had 22 commercial Community Reinvestment Area agreements in 2013, securing \$22,861,000 in property investment while retaining and creating a total of 205 jobs with an estimated \$8,000,000 annual payroll. The program has allowed for \$69,069 in tax savings for businesses, however the tax retention or gains for the projects amounted to \$137,364 with another \$80,000 gained in income taxes.

Recommendations were made as followed:

### Enterprise Zone Agreements

- 389-04-01 - TECHNIGRAPHICS INC. ET. AL. – Recommended 6-0 to **CONTINUE**
- 389-05-01 - United Titanium Inc. – Recommended 7-0 to **CONTINUE**
- 389-06-01 - Eldorado Stone LLC & Chesterland Estates – Recommended 7-0 to **CONTINUE**
- 389-06-03 - Westerman, Inc. – Recommended 7-0 to **CONTINUE**
- 389-06-04 - COMPAK Inc. – Recommended 7-0 to **CONTINUE**
- 389-07-01 - Bosch Rexroth Corporation & Chesterland Estates – Recommended 7-0 to **CONTINUE**
- 389-08-01 - TECHNIGRAPHICS INC. ET. AL. – Recommended 6-0 to **CONTINUE**
- 389-12-01 - Seaman Corporation – Recommended 7-0 to **CONTINUE**
- 389-12-02 - ABS Materials – Recommended 6-0 to **CONTINUE**
- 389-13-01 - Luk USA – Recommended 7-0 to **CONTINUE**
- 389-13-02 - McConnell Wooster Properties LLC dba Bauer Corporation – Recommended 7-0 to **CONTINUE**

**Community Reinvestment Area Agreements**

- 05-001 - Wooster Republican Printing Company – Recommended 7-0 to **CONTINUE**
- 06-001 - Michael R. Rose – Recommended 7-0 to **CONTINUE**
- 06-002 - Liberty Market Properties LLC – Recommended 7-0 to **CONTINUE**
- 06-003 - HAYNN Construction Inc. – Recommended 7-0 to **CONTINUE**
- 06-004 - Coyote Group LLC – Recommended 7-0 to **CONTINUE**
- 06-005 - Gold Star Holdings, LLC – Recommended 7-0 to **CONTINUE**
- 07-001 - 544 LLC – Recommended 6-0 to **CONTINUE**
- 07-002 - CCM Real Estate LLC – Recommended 7-0 to **CONTINUE**
- 07-003 - Coyote Group LLC – Recommended 7-0 to **CONTINUE**
- 07-004 - Liberty Market Properties – Recommended 7-0 to **CONTINUE**
- 07-005 - S Properties LLC – Recommended 6-0 to **CONTINUE**
- 07-006 - MRR Properties – Recommended 7-0 to **CONTINUE**
- 10-001 - Coyote Group LLC – Recommended 7-0 to **CONTINUE**
- 10-002 - Merchants Block LLC – Recommended 7-0 to **CONTINUE**
- 11-001 - CM Properties-Wooster LLC – Recommended 7-0 to **CONTINUE**
- 12-001 - Brasfond USA Corp. – Recommended 7-0 to **CONTINUE**
- 12-002 - Just Basic Sports, Inc. and Retail Rentals LLC – Recommended 7-0 to **CONTINUE**
- 12-003 - S & D Realty, LLC – Recommended 6-0 to **CONTINUE**
- 12-004 - G&G Properties of Ohio – Recommended 7-0 to **CONTINUE**
- 13-001 - Condor Pacific Properties, dba Gomoplast Machinery – Recommended 6-0 to **CONTINUE**
- 13-002 - Palm House Apartments II, LLC – Recommended 7-0 to **CONTINUE**
- 13-003 - Xcess Limited – Recommended 7-0 to **CONTINUE**

The **2014 Tax Incentive Review Council Meeting** was tentatively scheduled for Wednesday, 3:00pm April 29<sup>th</sup>, 2014.

Ohio Revised Code 5709.85 requires that City Council, within sixty-days (60) after receipt of the aforementioned recommendations, hold a meeting to accept, reject, or modify all of any portion of the recommendations. Please feel free to contact us anytime with any questions or if we can provide further detail. (My office phone is 330.263.5250, and you may also call me anytime via cell at 330.439.3339.) Thank you.

Sincerely,

*Jonathan Millea, AICP*

Development Coordinator