

CITY COUNCIL AGENDA
October 21, 2013
7:30 p.m.

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

I. ROLL CALL & ORDERING OF AGENDA

II. APPROVAL OF MINUTES

III. COMMUNICATIONS FROM MAYOR/ADMINISTRATION

IV. PETITIONS/COMMUNICATIONS FROM PUBLIC

Liquor License notices regarding 4190 Burbank Road.

V. COMMITTEE REPORTS; PUBLIC HEARINGS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. First Reading – ORDINANCE NO. 2013-39 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MCCONNELL WOOSTER PROPERTIES, LLC, DBA BAUER CORPORATION, FOR TAX ABATEMENT, AND DECLARING AN EMERGENCY (Ansel)

2. First Reading – ORDINANCE NO. 2013-40 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH XCESS LIMITED FOR COMMUNITY REINVESTMENT AREA TAX INCENTIVES, AND DECLARING AN EMERGENCY (Ansel)

3. First Reading – RESOLUTION NO. 2013-86 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR THE REPLACEMENT A PORTION OF THE WATER LINE SERVING HENRY STREET (Sanders)

4. First Reading – RESOLUTION NO. 2013-87 A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR RESURFACING OF A PORTION OF PORTAGE ROAD (Ulbright)

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

TO

10851620090			
PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
LIQUOR AGENCY CONTRACT			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	

BUEHLER FOOD MARKETS INC
DBA BUEHLERS
4190 BURBANK RD
WOOSTER OHIO 44691

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 10/03/2013

RESPONSES MUST BE POSTMARKED NO LATER THAN. 11/04/2013

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

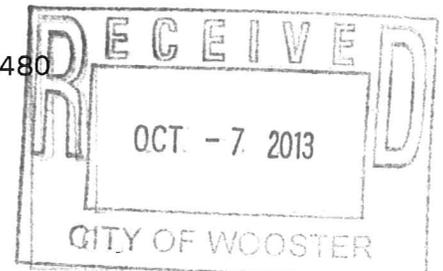
(Date)

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
#



SECTION 3

CORPORATION/STOCK DATA VERIFICATION

CORPORATE NAME

BUEHLER FOOD MARKETS INC
 RENEWAL YEAR FEBRUARY 2013-2014

TOTAL SHARES HELD 115138.00

PERMIT # 1085162-0016

STOCKHOLDERS HOLDING 5% OR MORE OF OUTSTANDING SHARES	LAST FOUR DIGITS OF SOCIAL SECURITY #	SHARES	TITLE	BIRTHDATE
LARGE CORPORATION	*****7201	0.00	VICE PRES.	04/17/58
ROBERT A BUEHLER	*****7244	0.00	SECRETARY	08/26/60
ROGER W BUEHLER	*****7584	0.00	PRESIDENT	11/17/54
DANIEL R BUEHLER	*****7585	0.00	VICE PRES.	11/26/58
SCOTT BUEHLER	*****9221	115138.00		
E & H FAMILY GROUP INC				

IF INFORMATION LISTED ABOVE IS NOT ACCURATE, PLEASE INDICATE CHANGES BELOW.

NAME	SOCIAL SECURITY #	SHARES	TITLE	BIRTHDATE

COMPLETE THE CURRENT LIST OF YOUR TOP (4) OFFICERS.
 IF NO ONE HOLDS THAT OFFICE, INDICATE 'NONE'. PLEASE PRINT OR TYPE.

CEO/PRESIDENT Daniel R. Buehler

SOCIAL SECURITY# _____

VICE-PRESIDENT Robert A. Buehler

SOCIAL SECURITY# _____

TREASURER Mark Klingbeil

SOCIAL SECURITY# _____

SECRETARY Roger W. Buehler

SOCIAL SECURITY# _____

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

10851620090		TRFO	BUEHLER FOOD MARKETS INC	
PERMIT NUMBER		TYPE	DBA BUEHLERS	
02	01	2013		
ISSUE DATE		4190 BURBANK RD		
10	01	2013		
FILING DATE		WOOSTER OHIO 44691		
C1	C2	D6		
PERMIT CLASSES				
85	165	B	F10665	
TAX DISTRICT			RECEIPT NO.	

FROM 10/03/2013

AGENCY 837

22153600005			DMJG INC	
PERMIT NUMBER		TYPE	DBA GARYS	
02	01	2013		
ISSUE DATE		4190 BURBANK RD		
10	01	2013		
FILING DATE		WOOSTER OHIO 44691		
C1	C2	D6		
PERMIT CLASSES				
85	165			
TAX DISTRICT			RECEIPT NO.	



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WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

B TRFO 1085162-0090

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

(Signature)

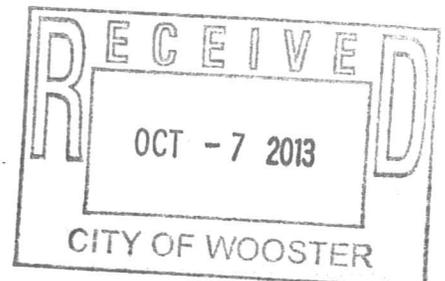
(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

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



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 IF NO ONE HOLDS THAT OFFICE, INDICATE 'NONE'. PLEASE PRINT OR TYPE.

CEO/PRESIDENT Daniel R. Buehler SOCIAL SECURITY# _____
 VICE-PRESIDENT Robert A. Buehler SOCIAL SECURITY# _____
 TREASURER Mark Klingbeil SOCIAL SECURITY# _____
Ice Pres. SECRETARY Roger W. Buehler SOCIAL SECURITY# _____

ORDINANCE NO. 2013-39

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MCCONNELL WOOSTER PROPERTIES, LLC, DBA BAUER CORPORATION, FOR TAX ABATEMENT, AND DECLARING AN EMERGENCY

WHEREAS, McConnell Wooster Properties, LLC, dba Bauer Corporation, is a for-profit enterprise engaged in the manufacture and sale of ladders which operates combined office and manufacturing facilities located in the city of Wooster, and it desires to construct a new combined office and manufacturing facility on Enterprise Parkway in the city of Wooster, including a capital investment of not more than \$2,400,000.00 in new construction and new machinery and equipment, as well as the retention of 36 full-time permanent jobs, and it has requested tax abatement as an incentive to the proposed expansion; 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 McConnell Wooster Properties, LLC, dba Bauer Corporation, 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 a new office and manufacturing facility by McConnell Wooster Properties, LLC, dba Bauer Corporation; 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: _____, 2013 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2013
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)

McConnell Holdings, parent company of Bauer Corporation, has made an application to the City of Wooster for an Enterprise Zone tax abatement. The application was made in accordance with Ohio's Enterprise Zone Program and seeks to obtain an abatement of a portion of real property taxes as an incentive to its undertaking construction of a new facility in the vicinity of Enterprise Parkway in Wooster. Specifically, McConnell Holdings is seeking a 75 percent tax abatement on the improved value of its property for a period of 10 years, in return for making a \$2,400,000 investment and retaining 36 local employees (annual payroll of \$1,070,181).

McConnell Holdings / Bauer Corporation has been working extensively the Wayne Economic Development Council to locate a permanent facility for its operations. After considering several sites, including available locations at facilities the parent company owns out of state, Bauer Corporation has decided to retain its 36 Wooster area employees and construct a new home along Enterprise Parkway by Spring of 2014 if it is able to secure an Enterprise Zone agreement.

Proper notice was provided to the Wooster City School District and also the Wayne County Schools Career Center. Wooster Growth is meeting Thursday, October 17th, to review and discuss the application ahead of Council's meeting.

Please see the following Attached Exhibits

- Exhibit A: Summary Report and Original Application
- Exhibit B: Notice to Wooster City School District
- Exhibit C: Notice to Wayne County Career Center

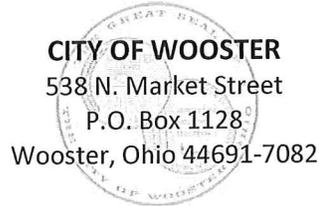
Is there a need for rules suspension or time limitation when this must be passed?

A suspension of rules is recommended in order to facilitate a time-sensitive project. McConnell Holdings / Bauer Corporation requires a facility for its operations by April of 2014 and is ready to move forward with the project upon approval of an agreement.

Manager Requesting

Date

Approved for Agenda



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

By Hand Delivery

26 September 2013

Mr. Kip Crain, PhD. - Superintendent
Wayne County Schools Career Center
518 W. Prospect Street
Smithville, Ohio 44677

Regarding: NOTICE of City of Wooster Enterprise Zone Application – Enterprise Parkway

Dear Mr. Crain,

The purpose of this letter is to notify your school district that McConnell Holdings, parent company of Bauer Corporation, has made an application to the City of Wooster for an Enterprise Zone tax abatement. The application was made in accordance with Ohio's Enterprise Zone Program and seeks to obtain an abatement of a portion of real property taxes as an incentive to its undertaking construction of a new facility in the vicinity of Enterprise Parkway in Wooster. Specifically, McConnell Holdings is seeking a 75 percent tax abatement on the improved value of its property for a period of 10 years, in return for making a \$2,400,000 investment and retaining 36 local employees.

Ohio provides that this notice and a copy of the proposed agreement must be delivered to you not later than fourteen (14) days prior to the day on which Wooster City Council takes formal action to adopt the proposal. Furthermore, you or a designated representative may request a meeting with Wooster City Council to discuss the terms of the proposed agreement.

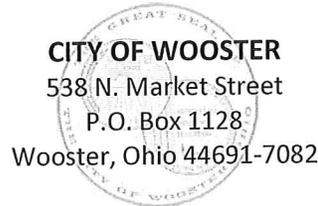
It is anticipated that Wooster City Council will consider legislation to adopt this proposal at its regular meeting on October 21st, 2013. That meeting will be held at 7:30 p.m. in the municipal council chambers, 538 N. Market Street, Wooster Ohio 44691.

Please find the attached Application Report prepared by our office outlining the details of the proposed project and estimates on how it would impact local tax revenues.

Please let us know if we may provide any additional information or answer any questions about the management of the City of Wooster's Enterprise Zone program. Our office may be reached at 330.263.5250. Thank you.

Sincerely

Cc: Richard R. Benson Jr., Esq. – City of Wooster Director of Law



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

By Hand Delivery

23 September 2013

Michael Tefs, PhD. - Superintendent
Wooster City School District
144 North Market St.
Wooster, Ohio 44691

Regarding: NOTICE of City of Wooster Enterprise Zone Application – Enterprise Parkway

Dear Mr. Tefs,

The purpose of this letter is to notify your school district that McConnell Holdings, parent company of Bauer Corporation, has made an application to the City of Wooster an Enterprise Zone tax abatement. The application was made in accordance with Ohio's Enterprise Zone Program and seeks to obtain an abatement of a portion of real and personal property taxes as an incentive to its undertaking construction of a new facility in the vicinity of Enterprise Parkway in Wooster. Specifically, McConnell Holdings is seeking a 75 percent tax abatement on the improved value of its property for a period of 10 years, in return for making a \$2,400,000 investment and retaining 36 local employees.

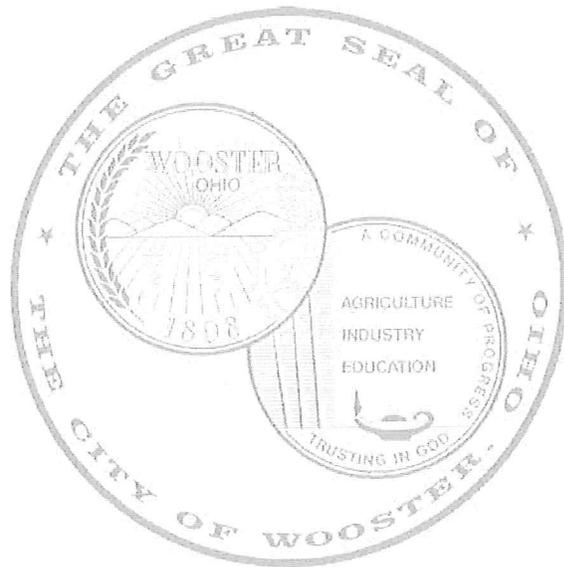
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Please let us know if we may provide any additional information or answer any questions about the management of the City of Wooster's Enterprise Zone program. Our office may be reached at 330.263.5250. Thank you.

Sincerely



City of Wooster, Ohio

Enterprise Parkway / Parcel 67-02030.002

Enterprise Zone – Application Packet – 23 September 2013

Prepared by:

City of Wooster Development Department

At the Request of:

McConnell Holdings (Parent Company of Bauer Corporation)

Project Summary

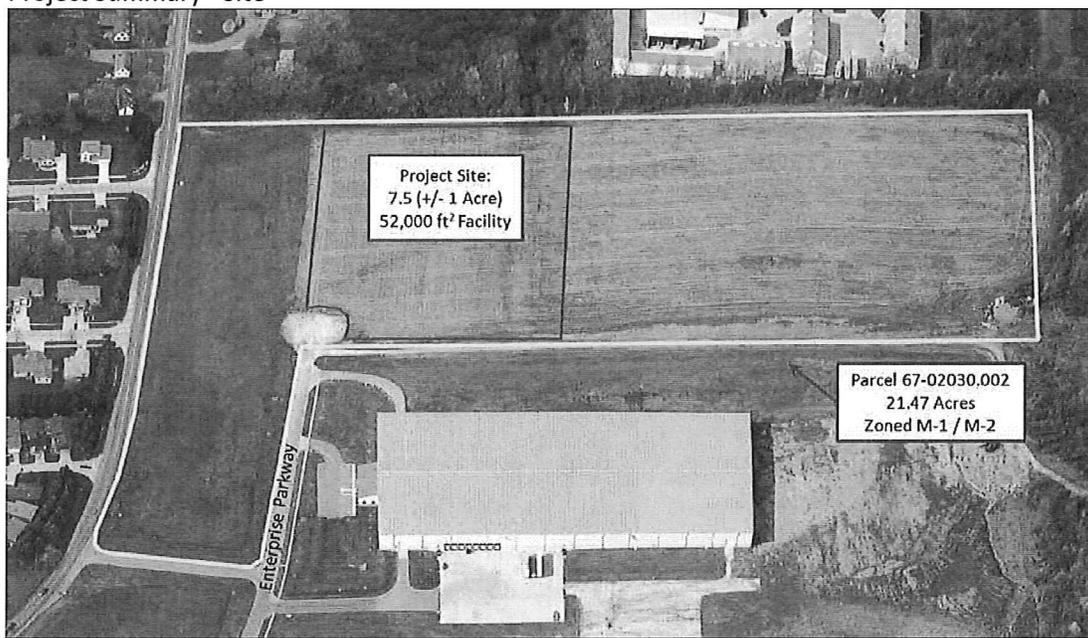
Bauer Corporation, a subsidiary of McConnell Holdings headquartered in North Carolina, is a Wooster-based ladder manufacturer employing 36 people. Due to a myriad of issues, including poor conditions and expenses at its current leased space, Bauer Corporation has been compelled to find a new location for its operations for 2014. McConnell Holdings has worked closely with the Wayne Economic Development Council, a hired consultant to the City of Wooster, to assess relocation opportunities, while also weighing options to move Bauer Corporation to one of four facilities owned in North Carolina and New York. Contingent on a 75 percent 10-year tax abatement through the City's Enterprise Zone program, the Company has opted to stay in Wooster.

While the competition has long since moved to Mexico and China, Bauer Corporation has carved a niche that allows them to stay domestic. The company, having started in 1917, is the City's oldest company. Bauer Corporation is also the only exclusively domestic manufacturer of ladders in the nation. With the aid of incentives, McConnell Holdings is committed to making a \$2,400,000 investment in constructing a permanent Wooster home for Bauer Corporation and its 36 local employees.

The project would split approximately 7.5 acres from Parcel 67-02030.002 in Wooster, part of a phased industrial park zoned for manufacturing. A 52,000 ft² facility would be constructed to manage the company's operations, including product manufacturing, office space, and distribution/warehouse area. The project would be constructed by and later maintained for Bauer Corporation's use by a subsidiary company of McConnell Holdings, currently under formation specifically for this project.

FIGURE 1

Project Summary - Site



Parcel 67-02030.002 outlined in yellow, project site (approximate area) highlighted in blue. Bing Aerial Screenshot.

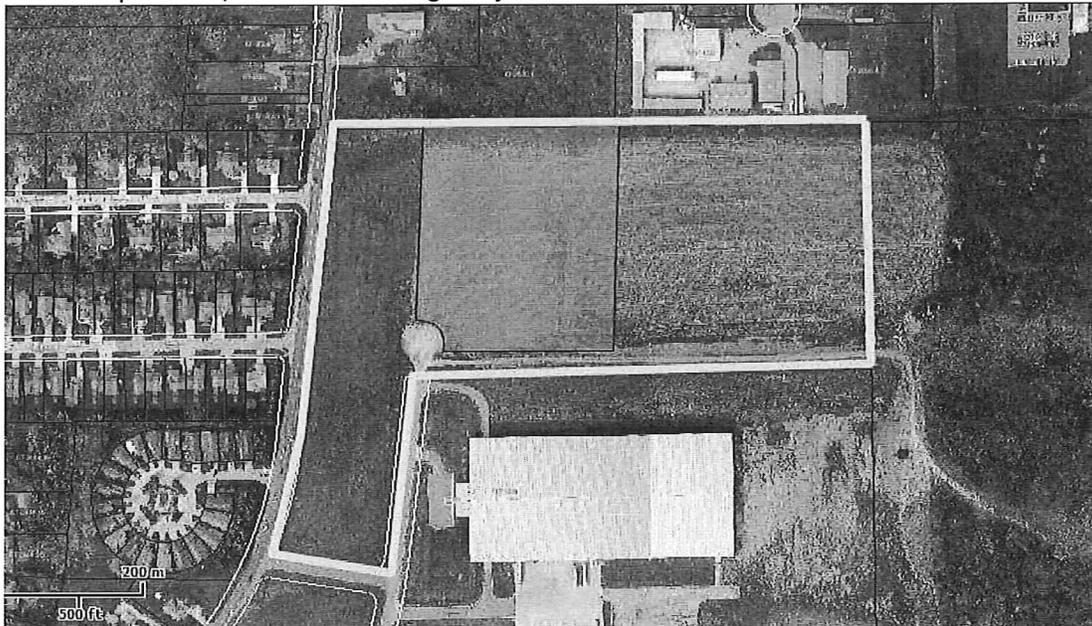
Project Location:

McConnell Holdings (Parent Company of Bauer Corporation) will relocate its operations to Parcel 67-02030.002 (Chesterland Estates PLL), within an existing industrial park, as depicted in Figure 1 below. The project site will comprise approximately 7.5 acres (+/- one acre) within the 21.471-acre parcel. A Minor Subdivision Split will be necessary for the project, at which time a new address will be established. Access to the site will be through Enterprise Parkway.

The project area straddles M-1 Manufacturing and M-2 Manufacturing zoning districts, which are compatible with the proposed uses. A modification of zoning district boundaries is possible as a result of a minor subdivision split so that zoning districts better correspond to parcels.

FIGURE 1

Bauer Corporation\McConnell Holdings Project Site Location



Parcel 67-02030.002 outlined in yellow, project site (approximate area) highlighted in blue. Screenshot capture courtesy of Wayne County GIS with site overlays.

Project Description:

The proposed project would involve the construction of a 52,000 ft² manufacturing facility, with supporting office space, in the vicinity of Enterprise Parkway. The new facility will include a number of modern features not currently available at the Company's E. Bowman Street Location.

Applicable Enterprise Zone Activities:

The proposed project, which includes the construction of manufacturing space with supporting offices in addition to infrastructure improvements, are qualifying activities for the Enterprise Zone program.

Anticipated Project Costs:

Total Project Costs are estimated at \$2,400,000.00, with the retention of 36 jobs at a projected combined payroll of \$1,070,181 per year. The costs include a land purchase price of \$218,000, which will include the provision of utilities and roadway improvements adding value to the property, as well as \$2,000,000 in facility construction costs (+/- 10 percent) to be completed between October 2013 through 30 June 2014. An additional \$182,000 in expenditures is anticipated to execute the project.

Estimated Tax Implications for 75% Abatement Request:

The current tax valuation of the prospective property is \$1,784 per year (7.5 acres of a 21.471 acre site valued at \$194,040 with an annual tax obligation of \$5,108.16). Please see attached tax value card and **Table 1** below.

A \$2,150,000 investment in additional value (\$2,000,000 for facility construction, estimated \$150,000 in other real property improvements such as utilities and roadway) would increase the value of the 7.5 acres to \$2,217,956, generating an estimated additional \$56,608 in taxes per year. If a 75 percent Enterprise Zone abatement request is approved, McConnell Holdings would have the potential to realize an annual savings of \$41,118. At the same time, the project would produce an increase in property tax revenues of \$13,706 annually, as opposed to no increase if the company were to relocate to one of its four available facilities outside of Ohio.

Over ten years, approval of this abatement would generate an additional \$137,060 for Wooster City Schools without increasing the burden on the district as there would be no planned increase in jobs, but retention of existing positions. At the same time, the project would retain \$16,158 in projected City of Wooster income taxes over ten years.

TABLE 1
Projected Tax Impacts

Current Tax Value¹	Total	\$67,780	Annual Tax Obligation	\$1,784
Post Project Tax Value² (est)	Total	\$2,150,220	Annual Tax Obligation without Abatement ²	\$56,608
<i>Based on \$2,150,500 Invested in real property improvements.</i>			Annual Tax Obligation with 75% Abatement ²	\$15,490
Annual Savings (75% Abatement)	Total	\$41,118	Total Savings after 10 Years	\$411,180
		<i>Net Property Tax <u>Gain</u> with Abatement</i>		\$13,706
		<i>Net Income Tax <u>Retention</u> with Project</i>		\$16,158
		<i>Total Local Tax Revenue 10 yr Impact</i>		\$298,637

1. Based on 7.5 acres out of 21.471 with a total valuation of \$194,040, assuming equal value across all acres. Wayne County Auditor's Appraised Land Value for Parcel 67-02030.002 is \$194,040.00. Valuation **estimated** using the Wayne County Auditor's Tax Estimator Tool for Commercial Properties within the City of Wooster Ward 3 Wooster City Schools Tax for Year 2013.

2. Project value includes \$2,000,000 construction costs for new manufacturing facility, and approximately \$150,500 in infrastructure costs - a value derived from subtracting the current price per acre of \$9,037 ((21.471 acres/\$194,040) from the \$218,000 estimated land purchase price, as much of the additional costs will be used for roadway and utilities.

Reason for Requesting 75% Tax Abatement – (#15 B. from EZ Application)

The applicant cites the following reason for requesting the incentive: *“Bauer Corporation is currently under the control of the McConnell family and a part of the McConnell Holdings business portfolio. North Carolina based, the McConnell's own space in both their home state as well as New York where they could relocate the business. Dedicated to the local and diligent workforce here in Wayne County, the current ownership desires to remain in the area. However, incentives are absolutely necessary in order to build a new facility and remain cost competitive in highly aggressive and uncertain market.”*

It should be noted that the Wayne Economic Development Council (WEDC), hired by the City of Wooster as an economic development consultancy, has worked very closely with Bauer Corporation in its pursuit of a new location for its operations, and also prepared the original Enterprise Zone Application on behalf of the Company.

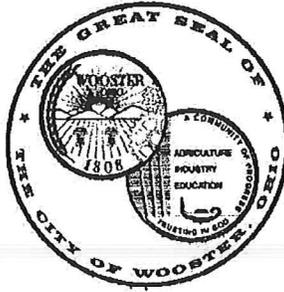
McConnell Holdings cited four other locations already owned by its parent company as potential locations for its future Bauer Corporation operations:

1. A 120,000 ft² building in North Carolina with 50-60% availability.
2. A fully available 160,000 ft² building in North Carolina without a mortgage.
3. A 50,000 ft² ladder plant in New York with space availability and no mortgage
4. A fully available 80,000 ft² building in New York without a mortgage.

City of Wooster staff have worked with WEDC and other agencies in discussing incentives with Bauer Corporation that would allow the Company an economical solution to remaining in Wooster and retaining its 36 employees. Mayor Robert Breneman provided a letter to Bauer Corporation citing the availability of incentives WEDC had already shown to Bauer Corporation and expressed the City's gratitude for the Company's contribution to the community and hope that it would remain in Wooster. The City of Wooster has performed an administrative review of the application to affirm its applicability to the Enterprise Zone Program.

Attachments

- Signed McConnell Holdings (Bauer Corporation) Application
- Parcel 67-02030.002 Property Record Card and Map



**OHIO DEPARTMENT OF DEVELOPMENT
CITY OF WOOSTER ENTERPRISE ZONE PROGRAM**

**PROPOSED AGREEMENT for Enterprise Zone Tax Incentives between the City of Wooster,
located in the County of Wayne and Bauer Corporation or other entity to be named later**
_____.

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

<u>Bauer Corporation or entity to be named</u> Enterprise Name	<u>Marc McConnell (252-523-5200)</u> Contact Person
<u>1505 East Bowman Street</u> Address	<u>330.262.3070</u> Telephone number

1b. Project site:

<u>Rich Stoner</u> Contact Person	
<u>1505 East Bowman Street</u> Address	<u>330.262.3070</u> Telephone number

2a. Nature of business (manufacturing, distribution, wholesale or other).

Manufacturing

2b. List primary 6-digit NAICS #: 333120, Construction Machinery Manufacturing

2c. If a consolidation, what are the components of the consolidation?
(must itemize the location, assets, and employment positions to be transferred)

Not Applicable.

2d. Form of business of enterprise (corporation, partnership, proprietorship, etc).

Corporation For Profit

3. Name of principal owner(s) or officers of the business (attach list if necessary).

J. Ward McConnell, Jr.

4. Is business seasonal in nature? Yes No

5a. State the enterprise's current employment level at the proposed project site:

Full-Time	<u>0</u>
Part-Time	<u>0</u>
Permanent	<u>0</u>
Temporary	<u>0</u>

5b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes No

5c. 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:

Bauer Corp. operates one manufacturing facility located in Wooster, Ohio. Relocation of the operation will take place in the same municipality and tax district as the current location.

5d. State the enterprise's current employment level in Ohio:

Full-Time	<u>36</u>
Part-Time	<u>0</u>
Permanent	<u>0</u>
Temporary	<u>0</u>

5e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

All 36 staff members at the current Bauer Corp. will be relocated to the new facility.

5f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

No impact, all employees and assets will be relocated within the same tax district in the City of Wooster.

6a. Has the Enterprise previously entered into an Enterprise Zone Agreement with the local legislative authorities at any site where the employment or assets will be relocated as a result of this proposal? Yes No

6b. If yes, list the local legislative authorities, date, and term of the incentives for each Enterprise Zone Agreement:

Not Applicable.

7. Does the Enterprise 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

Not Applicable.

8. Project Description (attach additional pages if necessary):

Bauer Corporation has been a Wooster-based ladder manufacturer and local employer since 1917. Today, the business stands as the only exclusively-domestic manufacturer of ladders in the U.S., as well as perhaps the smallest. While the competition has long since moved to Mexico and China, Bauer has carved a niche that allows them to stay domestic. Due to the poor condition of the company's current property, landlord issues, and a lack of existing manufacturing space in the area, the company seeks build a new facility in the City of Wooster. Present plans are to construct a 52,500 square foot building on Enterprise Drive. This new facility will include a number of modern features currently not offered at Bauer's East Bowman location. If the proposed project is deemed economically-feasible, the company will commit to retaining its current employee base of 36 people.

9. Project will begin October, 20 13 and be completed by April 1, 20 14 provided a tax exemption is provided.

10a. Estimate the number of new employees the business intends to hire at the facility that is the project site:

Full-Time _____ 0 _____

Part-Time _____

Temporary _____

10b. State the time frame of this projected hiring: NA

10c. State proposed schedule for hiring:

Full-Time: Year 1 0 Year 2 0 Year 3 0
Year 4 0 Year 5 0

Part-Time: Year 1 _____ Year 2 _____ Year 3 _____
Year 4 _____ Year 5 _____

Temporary: Year 1 _____ Year 2 _____ Year 3 _____
Year 4 _____ Year 5 _____

11a. Estimate the amount of annual payroll such new employees will add in \$:

Full-Time: \$0 _____
Part-Time: \$ _____
Temporary: \$ _____

11b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project:

\$ 1,077,181

12. Market value of the existing facility as determined for local property taxation.

\$0

13a. Business's total current investment in the facility as of the proposal's submission.

\$0

13b. State the businesses' value of on-site inventory required to be listed in the personal property tax return of the enterprise in the return for the tax year (stated in average \$ value per most recent 12 month period) in which the agreement is entered into (baseline inventory):

\$0

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

	Estimated Investment
A. Acquisition of Buildings/Land:	<u>\$218,000</u>
B. Additions/New Construction:	<u>\$2,000,000</u>
C. Improvements to existing buildings:	<u>\$0</u>
D. Machinery & Equipment:	<u>\$0</u>
E. Furniture, Fixtures, Etc.	<u>\$0</u>
F. Inventory:	<u>\$0</u>
G. Other:	<u>\$182,000</u>
Total New Project Investment:	<u>\$2,400,000</u>

15a. Business requests the following tax exemption incentives: 75 % for 10 years covering real and/or personal property including inventory as described above (be specific regarding type of assets, rate, and term).

Bauer Corporation seeks a real property tax abatement of 75% for 10 years to be initiated the first year the facility post-construction appears on the Wayne County property role. In addition, the company seeks personal property exemption in the amount of 100% for a period of ten years to be initiated in tandem with the real property abatement. It should be noted, at this time personal property is not taxable under the current Ohio tax code.

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

Bauer Corporation is currently under the control of the McConnell family and a part of the McConnell Holdings business portfolio. North Carolina based, the McConnell's own space in both their home state as well as New York where they could relocate the business. Dedicated to the local and diligent workforce here in Wayne County the current ownership desires to remain in the area. However, incentives are absolutely necessary in order to build a new facility and remain cost competitive in highly aggressive and uncertain market.

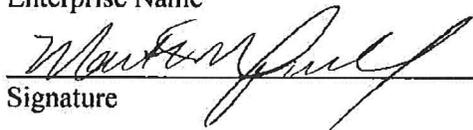
Submission of this application expressly authorizes the City of Wooster and/or Wayne County to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item #7 and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the local jurisdictions considering the incentive request.

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 benefit as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Bauer Corporation
Enterprise Name

Signature



9/19/13
Date

Marc McConnell, President
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 Enterprise Zone Agreement as Exhibit A**

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

Property Record Card - Wayne County, Ohio

Generated 9/23/2013 8:23:33 AM

General Parcel Information	
Parcel	67-02030.002
Owner	CITY OF WOOSTER THE
Address	AKRON RD WOOSTER OH 44691
Mailing Address Line 1	CHESTERLAND ESTATES PLL
Mailing Address Line 2	1516 TIMKEN RD
Mailing Address Line 3	WOOSTER OH 44691
Land Use	300 - IND VACANT LAND
Legal Description	EPT LOT 9323 ENTERPRISE SUBDIV PH I 1032.17' 21.396A MP 96
Tax District	67
School District	WOOSTER CSD
Township	KILLBUCK TOWNSHIP
City	WOOSTER CITY

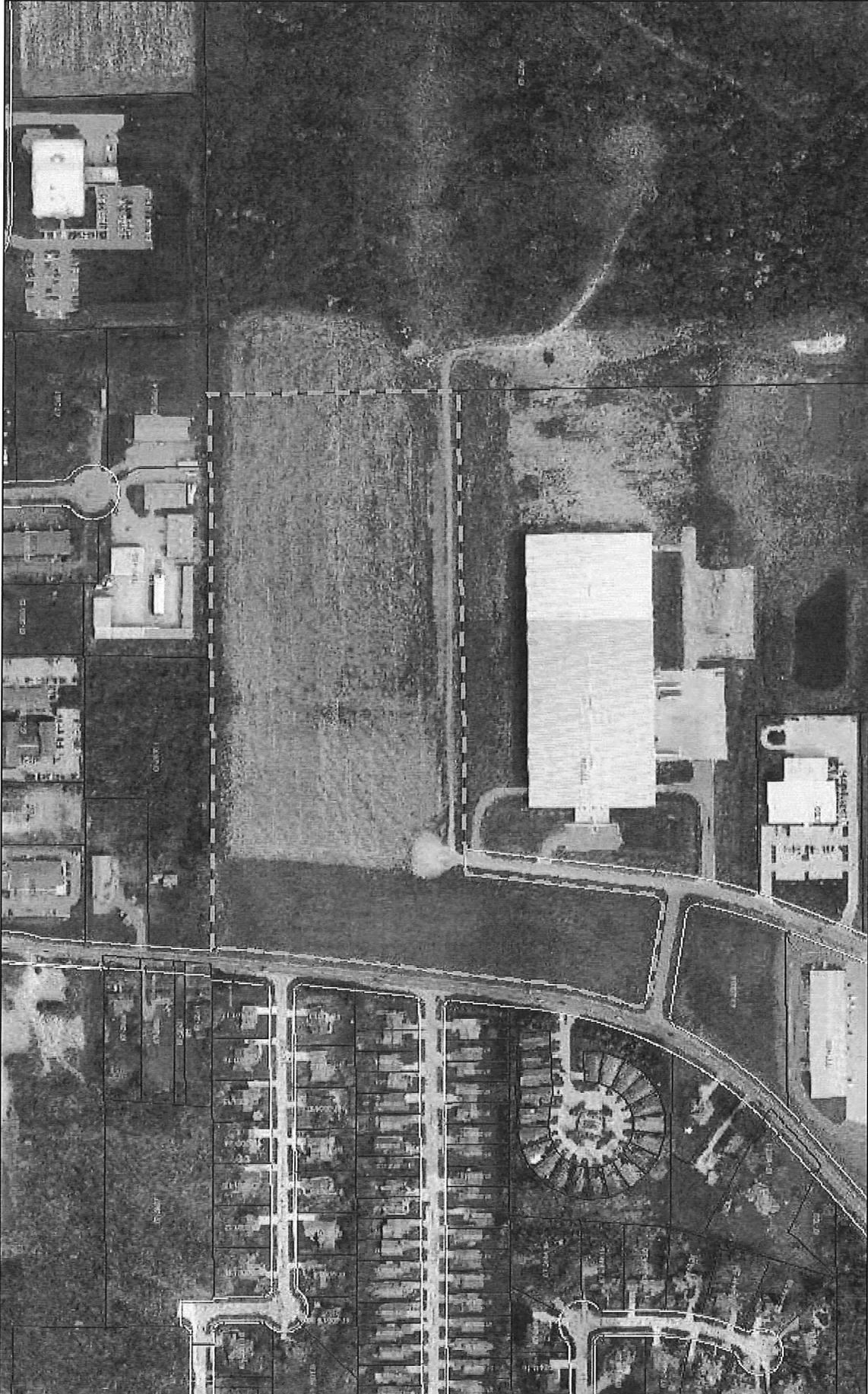
Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$194,040	\$67,910	\$0	\$0	\$0	\$0	\$67,910

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
RS - Balance - residual lands	20.471	0	0	100	\$184,240
IS - Industrail Site	1	0	0	100	\$9,800

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
9/5/2013	CHESTERLAND ESTATES PLL	CHESTERLAND ESTATES PLL	\$0
10/12/2006	CHESTERLAND ESTATES PLL	CHESTERLAND ESTATES PLL	\$0

67-02030.002



September 23, 2013

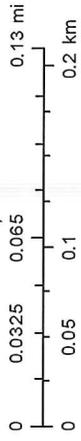
Override 1

— <all other values>

— Arrow 100

— Arrow 200

1:4,000



ORDINANCE NO. 2013-40

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

WHEREAS, Xcess Limited is a for-profit enterprise which desires to renovate its store and warehousing facilities located at 789 and 813 Industrial Boulevard 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 \$200,000.00 for improvements to the existing facilities; 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 Schools 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 Xcess Limited, 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 fifteen (15) 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: _____, 2013 Vote: _____

Attest: _____
Clerk of Council President of Council

Approved: _____, 2013
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)

Xcess Limited is a wholesale store and warehousing business start-up wishing to enter into an agreement with the City of Wooster to receive a 10-year 50 percent Commercial Community Reinvestment Area (CRA) Tax Abatement for a proposed \$200,000 project that will result in the creation of at least 15 jobs, generating a minimum \$375,000 in payroll. The company is situated at 789 and 813 Industrial Boulevard (contiguous properties). Xcess Limited has already made certain investments to enable the company to launch, but additional investments are needed to create more efficient operations and grow the business.

The project entails cementing of shipping docks for the two warehouses located at 813 Industrial Boulevard, as well as wall repairs to all buildings, in addition to HVAC installation and security system installation. As funding allows, Xcess Limited will construct a perimeter fence and also pave a portion of the storage lot to minimize dust. The Applicant operates other successful businesses in Wooster, including Everything Surplus. (It has been affirmed that the projected job creation numbers will not impact any existing employment levels at other companies owned by the applicant.) In addition to job creation, Xcess Limited will bring investment to an industrial area of the defined Wooster CRA.

Proper notice was provided to Triway Local School District and also the Wayne County Schools Career Center. While no action was necessary, the Triway Local School District Board unanimously voted to support the application. Additionally, the application was reviewed by Wooster Growth, which voted to recommend that Council approve the application during its last regular meeting on August 29, 2013.

Please see the following Attached Exhibits

Exhibit A: Summary Report and Original Application

Exhibit B: Notice to Triway Local School District and Emailed Notification of Vote

Exhibit C: Notice to Wayne County Career Center

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

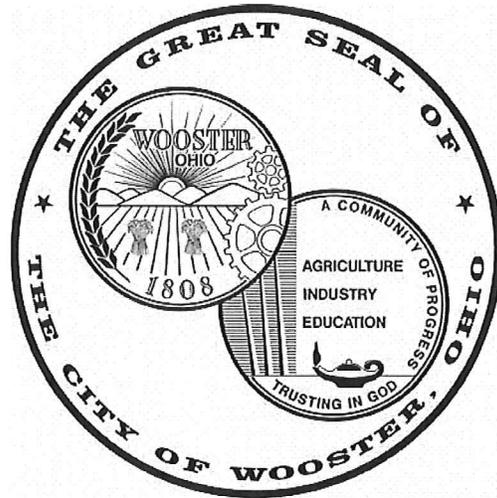
A suspension of rules is recommended in order to facilitate a time-sensitive project. With an agreement, Xcess Limited is ready to start implementing the proposed improvements.

Manager Requesting

Date

Approved for Agenda

Ord #40



City of Wooster, Ohio

789 / 813 Industrial Boulevard

Community Reinvestment Area – Application Packet – August 2013

Prepared by:
City of Wooster Development Department
At the Request of:
Xcess Limited

Project Location:

Project site comprises of 789 Industrial Boulevard (Parcel: 66-00066.000) and 813 Industrial Boulevard (Parcel: 66-00067.000). The properties cover approximately 7.3 acres of land, zoned M-2 General Manufacturing, along Industrial Boulevard. Please see attached "Xcess Limited Site Overview" map and also the Wayne County Auditor Property Record Card for each property.

Project Description:

Xcess Limited is a wholesale store and warehousing start-up. The company is situated at 789 and 813 Industrial Boulevard (contiguous properties). Xcess Limited has already made certain investments to enable the company to launch. The project entails cementing of shipping docks for the two warehouses located at 813 Industrial Boulevard, as well as wall repairs to all buildings, in addition to HVAC installation and security system installation. As funding allows, Xcess Limited will construct a perimeter fence and also pave a portion of the lot to minimize dust. Please see the attached project list provided by Xcess Limited as part of its application and also the "Xcess Limited Project Overview" map.

Project Summary

The Xcess Limited properties consist of two warehousing facilities at 813 Industrial Boulevard and another warehousing facility with office space at 789 Industrial Boulevard. The property was purchased in July of 2013 and basic investments have been made to bring the buildings up to functional use. Xcess Limited is a new business startup within the City of Wooster and is wholly owned by Mr. Justin Carrick, who is also the sole owner of Jascar Enterprises LLC, and owner-in-part of and Everything Surplus LLC, both of which are located in the City of Wooster.

The proposed CRA project involves investments to enhance the three warehousing facilities and overall site to gain greater efficiencies and improve the working environment. Specifically, the project will allow for the development of paved docks for the buildings located at 813 Industrial Boulevard, similar to those being constructed at 789 Industrial Boulevard. The project will also allow for HVAC facilities, security system installation, repairing damage to warehouse walls, and as funding allows, paving of the gravel/compact earth lot and perimeter fencing.

Mr. Carrick has affirmed that a minimum of 15 new employees will be hired within the first two years at the site. This would generate a minimum payroll of \$375,000 annually.

As a matter of disclosure, Xcess Limited ownership also owns Jascar Enterprises LLC and Everything Surplus LLC in the City of Wooster. While the Xcess Limited site is currently being prepared for operations by Jascar Enterprises LLC staff, Xcess Limited affirms that the staff will be retained at current levels at Jascar Enterprises once Xcess Limited begins hiring. Xcess Limited has also affirmed its future employment growth and

operations will not in any way impact Jascar Enterprises LLC or other companies owned by Xcess Limited owners, as it will be run as its own separate company.

Anticipated Project Costs:

Total Project Costs: \$200,000.00 (+/- 10 percent) to be completed between 1 October 2013 through 1 September 2014.

Applicable CRA Activities:

These proposed interior and exterior renovations along with the proposed expansion associated with the project are applicable CRA activities. Please see the attached project list provided by Xcess Limited as part of its application.

Estimated Tax Implications for 50% Abatement Request:

The current tax valuation of the two properties combined is \$696,440, which generates an annual tax obligation of \$12,974.48 (see attached tax value cards).

A \$200,000 investment in additional value would bring the combined value to \$896,440, generating an estimated additional \$3,485 in taxes per year. If a 50 percent CRA abatement request is approved, Xcess Limited would have the potential to realize an annual savings of \$1,742.00. At the same time, the project would produce an increase in property tax revenues of \$1,742.00 annually, as opposed to no increase without the project. Please see the table below.

Proposed CRA Project Revenue Impacts

Applicant: Xcess Limited

Site: 789 / 813 Industrial Boulevard, Wooster Ohio

Current Tax Value	Bldg. 813	\$358,580	Annual Tax Obligation	Bldg. 813	\$6,775.70
	Bldg. 789	+ \$337,860		Bldg. 713	+ \$6,198.78
	Total	\$696,440		Total¹	\$12,974.48
Post Project Tax Value (est) <i>Based on \$200,000 Invested</i>	Total	\$896,440	Annual Tax Obligation without Abatement ²	Total	\$15,619
			Annual Tax Obligation with 50% Abatement ²	Total	\$14,877
	Annual Savings (50% Abatement)	Total ³ \$1,742	Total Savings after 10 Years	Total ³	\$17,420

1. Current Total Annual Tax Obligation is estimated at \$12,135 as per the Wayne County Auditor's Tax Estimator Tool for Commercial Properties within the City of Wooster Ward 1 Triway Local Schools Taxing District Tax for Year 2012. (Net Source: <http://www.waynecountyauditor.org/taxestimator/Default.aspx>) This is a difference of \$839, 7 percent, between estimated taxes and actual taxes for the property. Other factors apply to valuation.
2. Based on total estimates from Wayne County Auditor's Tax Estimator Tools only of total post project value.
3. Estimates only based on values produced by the Wayne County Auditor's Tax Estimator Tool for Tax Year 2012 for \$200,000 of appraised value. (Net Source: <http://www.waynecountyauditor.org/taxestimator/Default.aspx>).

Provided by City of Wooster, Ohio – 8/2013.

Reason for Requesting 50% Tax Abatement – (#11 B. from CRA application)

The applicant cites the following reason for requesting the incentive: “The tax savings will allow us to reinvest in the property, inventories, and staffing. We will use the profits and savings to continue to grow the business. This will enable us to grow at a fast rate and add more jobs to the local economy. Please see attached Company Statement.”

Attachments

- Signed Xcess Limited Application
- Xcess Project Plan
- Xcess Limited Company Statement
- Xcess Limited Site Overview Map
- Xcess Limited Project Overview Map
- Xcess Limited Site Photographs
- Xcess Limited Property Record Cards

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the
City of Wooster located in the County of Wayne and Xcess Limited.

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

Xcess Limited
Enterprise Name

Mr. Jason Carrick
Contact Person

789 Industrial Blvd, Wooster
Address

330.347.4901
Telephone Number

- b. Project site:

789/813 Industrial Blvd.

Mr. Jason Carrick
Contact Person

Wooster, Ohio 44691
Address

330.347.4901
Telephone Number

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

Wholesale Store and Warehousing

b. List primary 6 digit North American Industry Classification System (NAICS) # 423990
Business may list other relevant SIC numbers. 5961

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).

Limited Liability Corporation

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

Mr. Jason Carrick

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

0

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:

N/A

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

N/A

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?

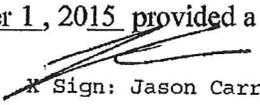
N/A

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: New Start-up Business. Will take site purchased in 7/1/2013 and do major repairs and renovations. Will start new business with the creation of 15 full-time positions and grow from there. (Project does not include current work being performed to 789 Industrial Boulevard to enhance docks, lighting, and other minor repairs.) Please see attached Xcess Limited information sheet for project-specific items.

September 1, 2014

7. Project will begin October 1, 2013 and be completed October 1, 2015 provided a tax exemption is provided.

 8/29/13
X Sign: Jason Carrick, Date

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):

Xcess Limited will create 15 full-time permanent positions initially. The company has a goal to hire beyond this amount within two years.

- b. State the time frame of this projected hiring: 2 yrs.

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

Oct 1, 2013 – 15 full-time positions by October of 2014

APC

9. a. Estimate the amount of annual payroll such new employees will add \$ 375,000
(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: \$ 0

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:
- | | |
|--|------------------------|
| A. Acquisition of Buildings: | \$ _____ |
| B. Additions/New Construction: | \$ _____ |
| C. Improvements to existing buildings: | \$200,000 _____ |
| D. Machinery & Equipment: | \$ _____ |
| E. Furniture & Fixtures: | \$ _____ |
| F. Inventory: | \$ _____ |
| Total New Project Investment: | \$200,000 _____ |

11. a. Business requests the following tax exemption incentives: 50 % for 10 years covering real 789/813 Industrial Boulevard, as described above. Be specific as to the rate, and term.
- b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)
The tax savings will allow us to reinvest in the property, inventories, and staffing. We will use the profits and savings to continue to grow the business. This will enable us to grow at a faster rate and add more jobs to the local economy. Please see attached Company Statement.

Submission of this application expressly authorizes the City of Wooster 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.

Jason Carrick CEO
Name of Property Owner Xcess Limited

8/26/2013
Date


Signature

Jason Carrick CEO
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 Development Services Agency within fifteen (15) days of final approval.

ae

**Xcess Limited
789 Industrial Blvd
Wooster, Ohio 44691
330-737-3304**

Xcess limited is a wholesale distributor of general retail goods. We sell pallets and truckloads to individuals, retail stores, wholesalers, and discounters.

Our staff will be comprised of warehouse managers, receivers, processors, shippers, and sales.

We will begin operations in September 2013 with approximately 15 full time employees. We expect the following growth.

**2013 - 15 full time employees
2014 - 25 full time employees
2015 - 30 full time employees
2016 - 35 full time employees
2017 - 40 full time employees**

We have contracts in place for product purchases that will allow for this growth.

We expect to make the following property improvements to 789 / 813 industrial blvd

**2013 fix all building damage done by previous tenant
2013 replace all garage doors using local contractor Magic Garage Door
2013 Install all brand new energy efficient lighting using local contractor
2013 Install HVAC units
2013/2014 pave parking lot
2013 Cement loading docks and repair/replace dock levelers
2014 Security fencing around perimeter of property
2013 Install video / alarm system on all buildings.**

Estimated project cost

**Property \$560,000
Improvements \$200,000 - \$350,000**

Xcess Limited
789 Industrial Blvd
Wooster, Ohio 44691

RE: CRA Application

I purchased the property at 789/813 Industrial Blvd to start a new company. The previous tenant at the property was rough on the buildings, parking lot, loading docks, and land. The property is located in a more depressed area that has had little improvements over the last decade.

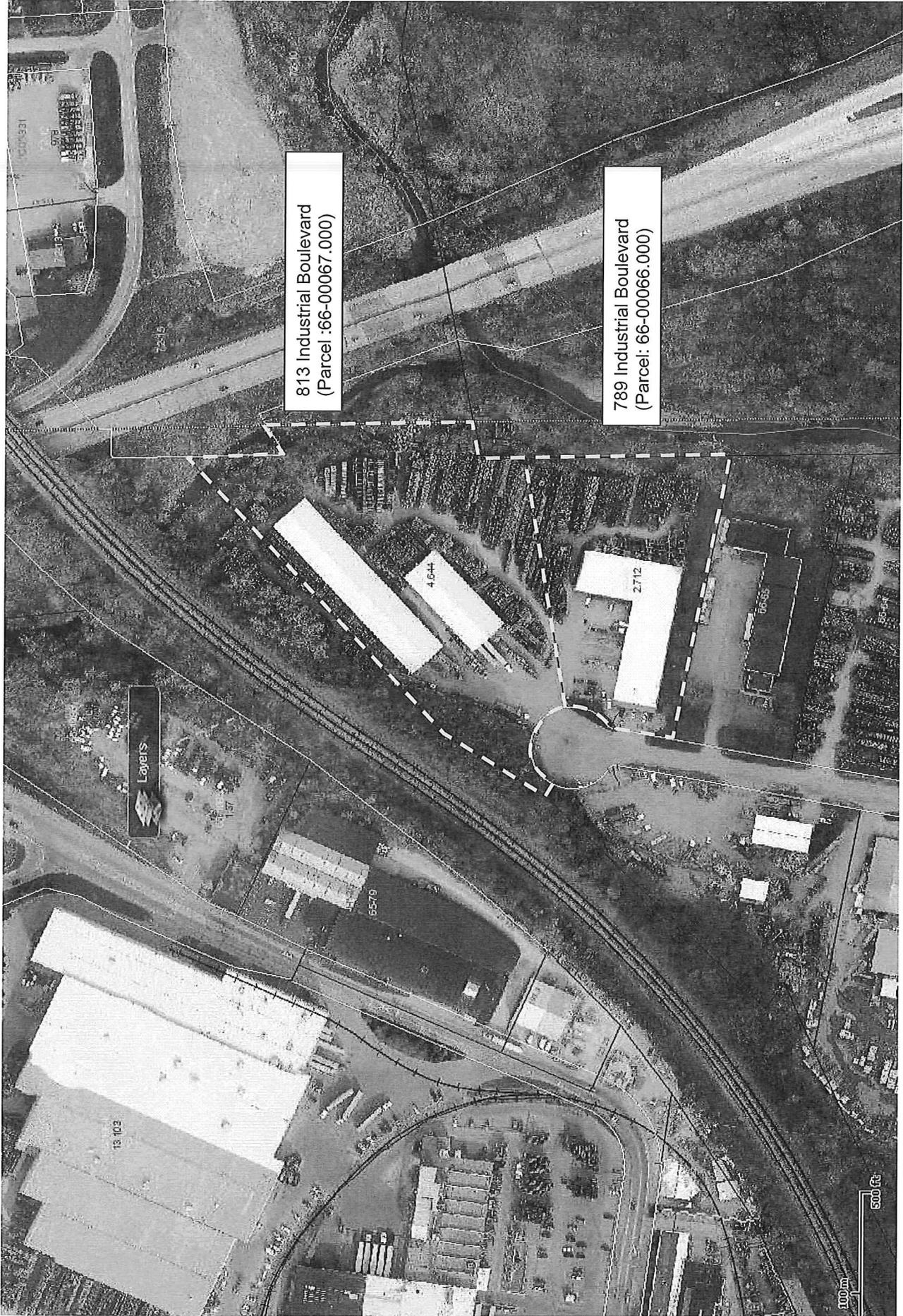
The property has 3 separate buildings. My current project on building #1 is not the focus of this application. I am currently paving the loading dock, repairing the dock levelers, installing all new energy efficient lighting, replacing all doors, setting up equipment and fixtures, and doing minor repairs.

I have made a sizable investment in opening this new company and purchasing this property. While I could use the property "as-is", I would like to make improvements to all the buildings and parking lot as outlined in the application. This would include fixing any damage to the buildings, new garage doors, cementing docks on the other 2 buildings, installing perimeter fencing, and paving the lot to help with dust control.

The improvements, while not necessary, will provide a much more efficient, aesthetically appealing, and more pleasant environment for new employees. This will allow for long-term retention and growth.

Sincerely

Jason Carrick
CEO

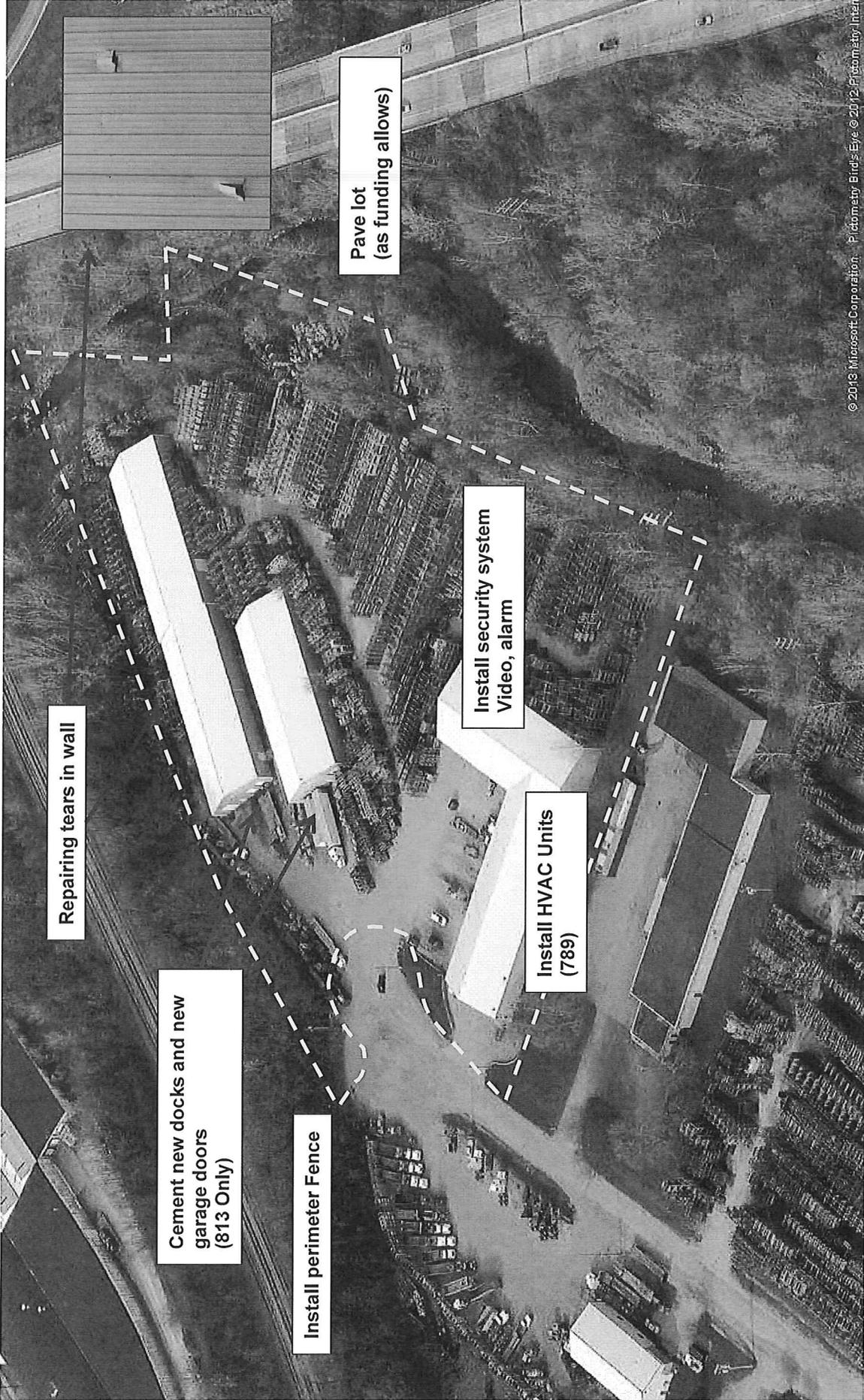


Project site overview, shown from the Wayne County GIS website. Project site comprises of 789 Industrial Boulevard (Parcel: 66-00066.000) and 813 Industrial Boulevard (Parcel :66-00067.000)

Xcess Limited Site Overview

Community Reinvestment Area Application





Repairing tears in wall

Cement new docks and new garage doors (813 Only)

Install perimeter Fence

Install HVAC Units (789)

Install security system Video, alarm

Pave lot (as funding allows)

© 2013 Microsoft Corporation. Pictometry Bird's Eye © 2012 Pictometry, Inc.



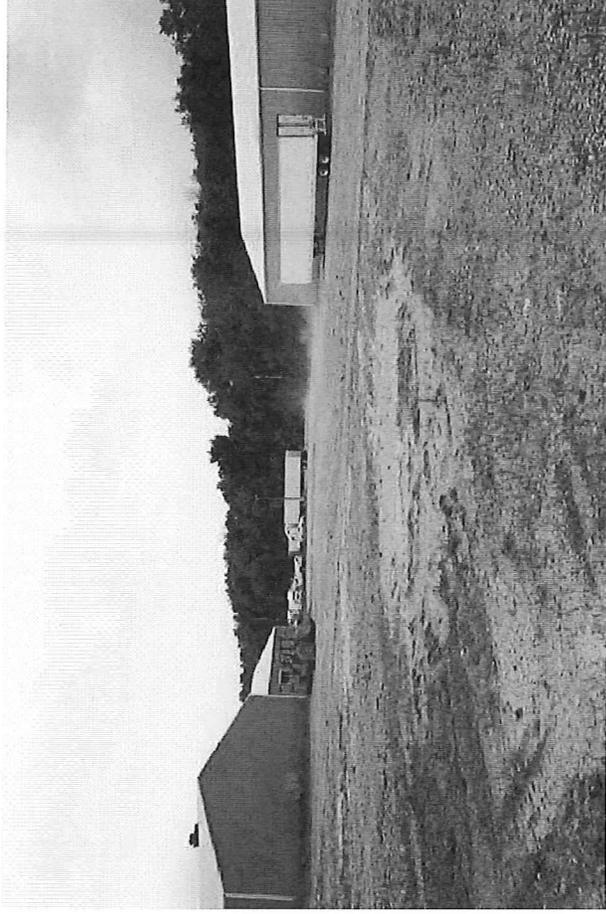
Xcess Limited Project Overview

Community Reinvestment Area Application

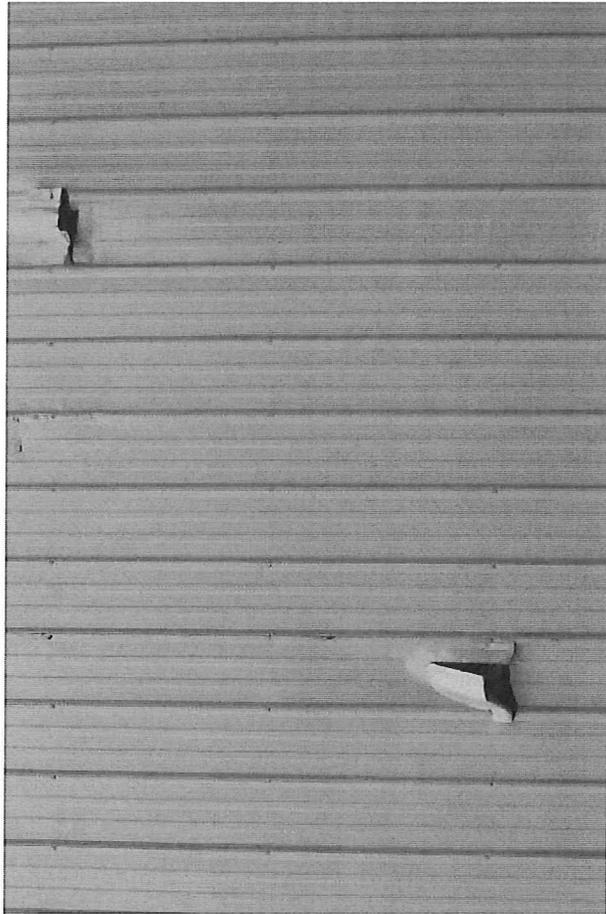
Project overview compiled with concurrence of Xcess Limited. Properties depicted are 789 and 813 Industrial Boulevard, Wooster. (Property Line General Estimate Only)



789 Industrial Blvd (HVAC, Fencing, Security)



Paving parking area to minimize dust



Repair previous damage to walls (All three buildings)



Cement Docks to increase capacity, repair/replace doors.



Xcess Limited Site Photographs
Community Reinvestment Area Application

Photographs obtained August 23, 2013 by
City of Wooster Development Coordinator.

Property Record Card - Wayne County, Ohio

Generated 8/26/2013 4:29:29 PM

General Parcel Information	
Parcel	66-00066.000
Owner	XCESS LIMITED
Address	789 INDUSTRIAL BLVD WOOSTER OH 44691
Mailing Address Line 1	XCESS LIMITED
Mailing Address Line 2	1981 PORTAGE RD
Mailing Address Line 3	WOOSTER OH 44691
Land Use	350 - INDUSTRTRIAL WAREHOUSES
Legal Description	LOT 6449 2.712A BUCKEYE INDUSTRIAL PARK 2 MP 45 CD 2017
Tax District	66
School District	TRIWAY LSD
Township	KILLBUCK TOWNSHIP
City	WOOSTER CITY

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$69,720	\$24,400	\$268,140	\$93,850	\$0	\$0	\$118,250

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
PS - Building Site	1	0	0	100	\$50,310
RS - Balance - residual lands	1.712	0	0	100	\$19,410

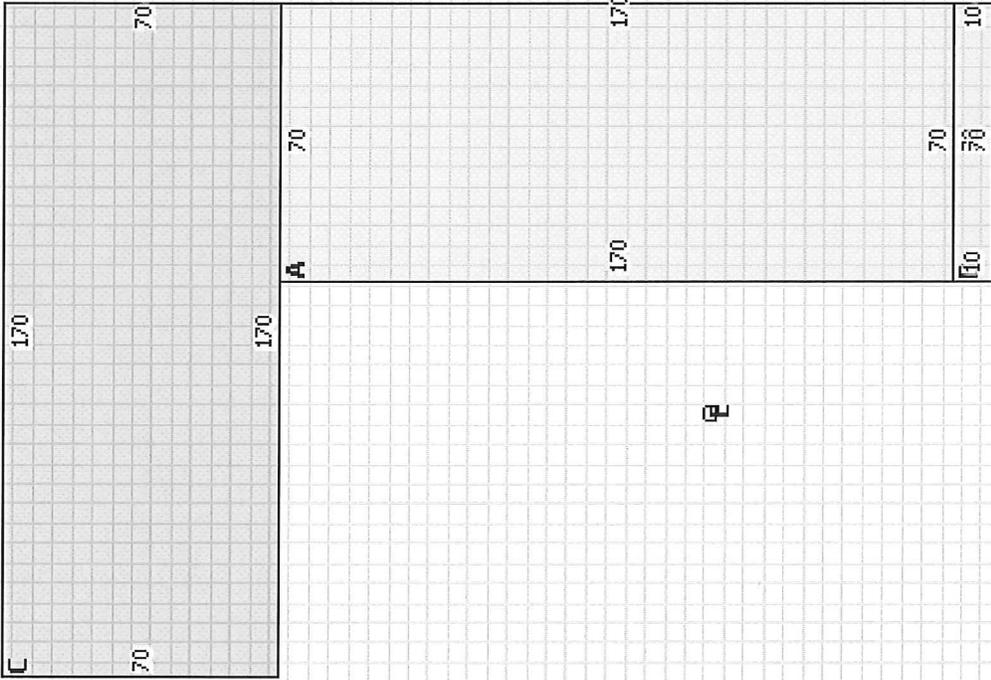
Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
7/1/2013	XCESS LIMITED	B & T HOLDING COMPANY	\$560,000
11/21/1995	B & T HOLDING COMPANY	BUCKEYE OIL PRODUCING CO	\$122,500

Card 1 - Additions			
Description	Area	Year Built	Value
631-Basic Structure Cost	700	0	\$18,900

Card 1 - Improvements					
Code	Description	Year Built	Dimensions	Area	Value
PAVCC	Concrete Paving	1997	0 x 0	500	\$980
PAVAS	Asphalt Paving	1997	0 x 0	3000	\$2,930

Card 1 - Commercial			
Description	Light Commercial Utility Bldg.	Unit Count	0
Year Built	1997	Section Number	
Year Remodeled	0	Section Area	11900



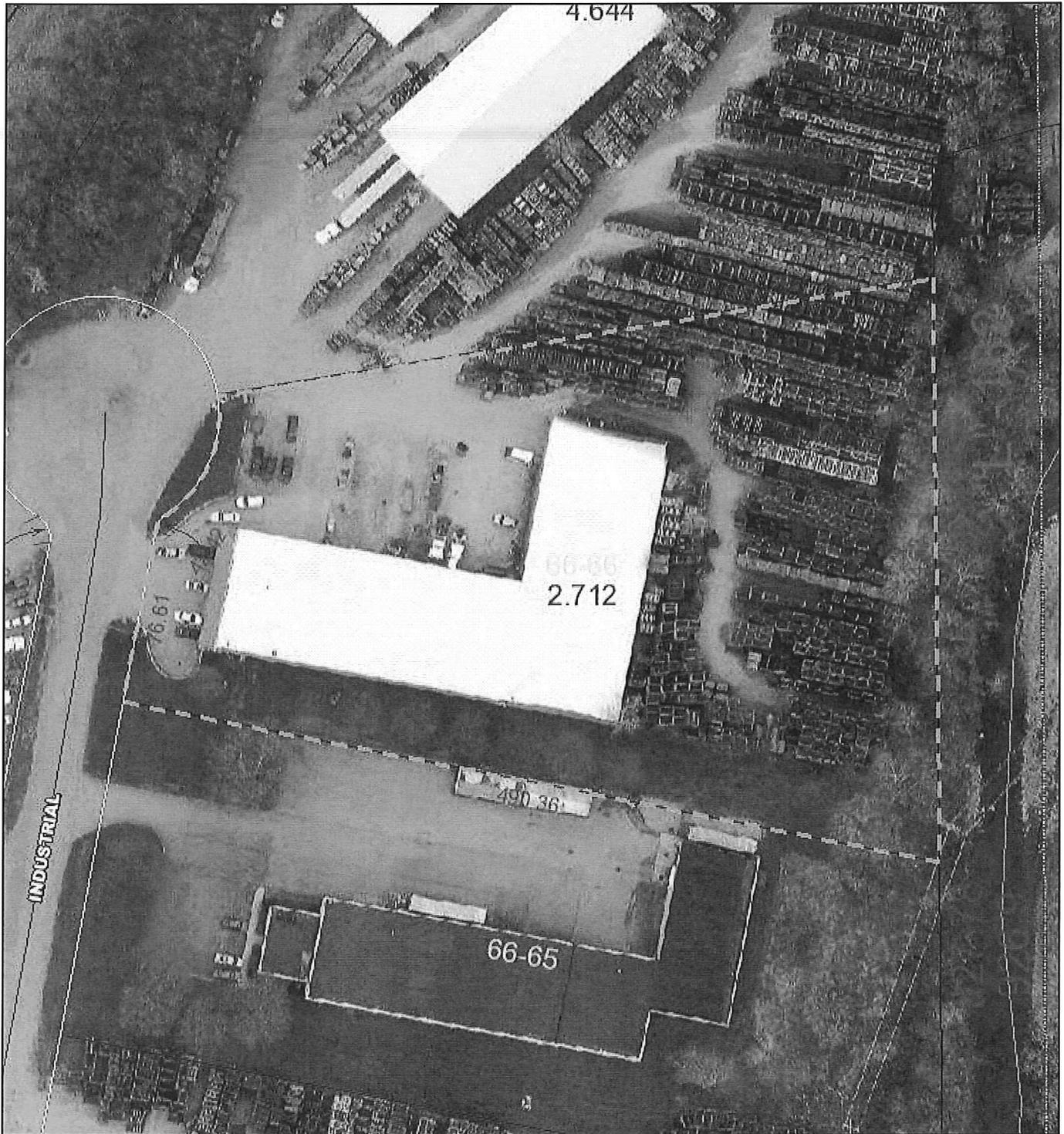
Scale: 5ft

- A PLBD 11900 sqft
- B PORCHCM 700 sqft
- C PLBD 11900 sqft
- D 01
- E 02

B

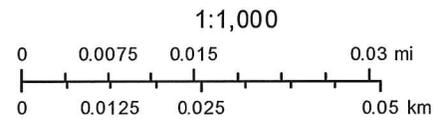
SKETCH 66-00066.000 CARD 1

Xcess Limited CRA Application: 789 Industrial Blvd



August 26, 2013

- Override 1
- COUNTY
- INTERSTATE
- RAMP
- STATE
- TOWNSHIP
- US INTERSTATE



Property Record Card - Wayne County, Ohio

Generated 8/26/2013 4:29:13 PM

General Parcel Information	
Parcel	66-00067.000
Owner	XCESS LIMITED
Address	813 INDUSTRIAL BLVD WOOSTER OH 44691
Mailing Address Line 1	XCESS LIMITED
Mailing Address Line 2	1981 PORTAGE RD
Mailing Address Line 3	WOOSTER OH 44691
Land Use	350 - INDUSTRTRIAL WAREHOUSES
Legal Description	LOT 6450 4.644A BUCKEYE INDUSTRIAL PARK 2 MP 45 CD 2018
Tax District	66
School District	TRIWAY LSD
Township	KILLBUCK TOWNSHIP
City	WOOSTER CITY

Valuation Details						
Appraised Land Value	Assessed Land Value	Appraised Improvements Value	Assessed Improvements Value	Appraised CAUV Value	Assessed CAUV Value	Taxable Value
\$116,550	\$40,790	\$242,030	\$84,710	\$0	\$0	\$125,500

Land Details					
Land Type	Acreage	Depth	Frontage	Depth Factor	Value
PS - Building Site	1.6391	0	0	100	\$82,470
RS - Balance - residual lands	3.005	0	0	100	\$34,080

Agricultural Details				
Soil Type	Land Usage	Land Type	Acres	Value
No Agricultural Information Available				

Sales Details			
Date	Buyer	Seller	Price
7/1/2013	XCESS LIMITED	B & T HOLDING COMPANY	\$560,000
11/21/1995	B & T HOLDING COMPANY	BUCKEYE OIL PRODUCING CO	\$122,500

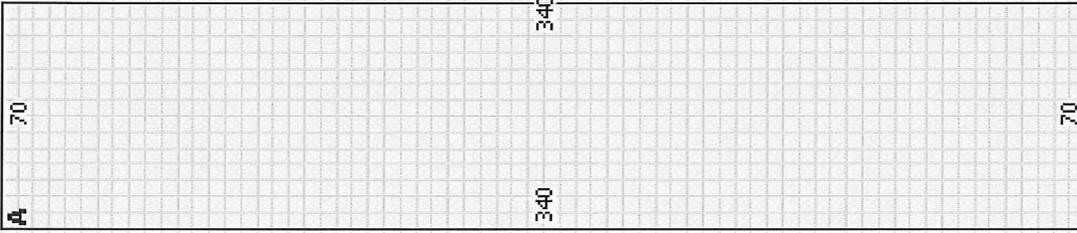
Card 3 - Commercial			
Description	Light Commercial Utility Bldg.	Unit Count	0
Year Built	1996	Section Number	
Year Remodeled	0	Section Area	23800

Card 4 - Commercial			
Description	Light Commercial Utility Bldg.	Unit Count	0
Year Built	1996	Section Number	
Year Remodeled	0	Section Area	11900

Scale: 5ft



PLBD
23800 sqft

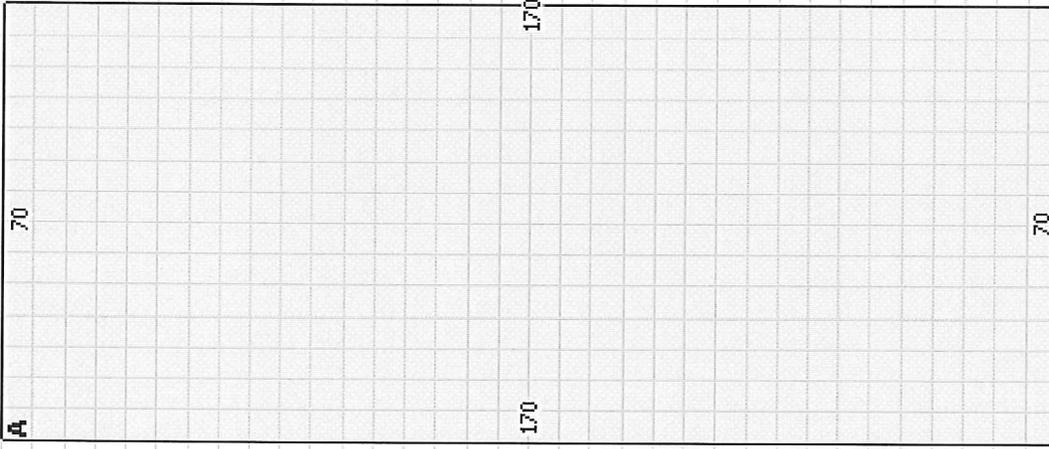


SKETCH 66-00067.000 CARD 3

Scale: 5ft



PLBD
11900 sqft



SKETCH 66-00067.000 CARD 4



CITY OF WOOSTER
538 N. Market Street
P.O. Box 1128
Wooster, Ohio 44691-7082

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

By Hand Delivery

26 September 2013

Mr. Kip Crain, PhD. - Superintendent
Wayne County Schools Career Center
518 W. Prospect Street
Smithville, Ohio 44677

Regarding: Notice of Application of Xcess Limited for Community Reinvestment Area Tax Incentives

Dear Mr. Crain,

The purpose of this letter is to notify your School District that Xcess Limited, a wholesale distribution and warehousing start-up, has made an application to the City of Wooster for tax incentives available under the City of Wooster's Community Reinvestment Area Program. This application is made in accordance with Ohio law and local ordinance (Ord. #2004-33, adopted on 12/20/04). It seeks to obtain abatement of a portion of real property taxes as an incentive to its undertaking improvements to three buildings located along Industrial Boulevard. The project comprises two contiguous properties, 789 Industrial Boulevard (Parcel: 66-00066.000) and 813 Industrial Boulevard (Parcel: 66-00067.000). Both properties are within the area designated by Wooster City Council as the Community Reinvestment Area.

Please find a copy of the proposed agreement (application) enclosed, which offers details on the project and an estimate of how tax revenues may be impacted if the project is approved.

Ohio law provides that this notice and a copy of the proposed agreement must be delivered to you not later than fourteen (14) business days prior to the day on which Wooster City Council takes formal action to adopt the proposal. Furthermore, you or a designated representative may request a meeting with Wooster City Council to discuss the terms of the proposed agreement.

It is anticipated that Wooster City Council will consider legislation to adopt this proposal at its regular meeting on 21 October, 2013. That meeting will be held at 7:30 pm in the Municipal Council Chambers at City Hall, located at 538 N. Market Street, Wooster, Ohio.

Please let us know if we may provide any additional information. I may be reached at 330.439.3339. Thank you very much for your time.

Sincerely,

Jonathan S. Millea

Cc: Richard R. Benson Jr. – City of Wooster Director of Law

Robert F. Breneman
Mayor



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

11 September 2013

CITY OF WOOSTER
538 N. Market Street * P.O. Box 1128
Wooster, Ohio 44691-7082

Mr. Dave Rice, Superintendent
Triway Local School District
3205 Shreve Road
Wooster, Ohio 44691

Regarding: Notice of Application of Xcess Limited for Community Reinvestment Area Tax Incentives

Dear Mr. Rice,

The purpose of this letter is to notify Triway Local School District that Xcess Limited, a wholesale distribution and warehousing start-up, has made an application to the City of Wooster for tax incentives available under the City of Wooster's Community Reinvestment Area Program. This application is made in accordance with Ohio law and local ordinance (Ord. #2004-33, adopted on 12/20/04). It seeks to obtain abatement of a portion of real property taxes as an incentive to its undertaking improvements to three buildings located along Industrial Boulevard. The project comprises two contiguous properties, 789 Industrial Boulevard (Parcel: 66-00066.000) and 813, Industrial Boulevard (Parcel: 66-00067.000). Both properties are within the area designated by Wooster City Council as the Community Reinvestment Area, as well as the Triway Local School District tax area.

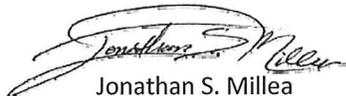
Please find a copy of the proposed agreement (application) enclosed, which offers details on the project and an estimate of how tax revenues may be impacted if the project is approved.

Ohio law provides that this notice and a copy of the proposed agreement must be delivered to you not later than fourteen (14) business days prior to the day on which Wooster City Council takes formal action to adopt the proposal. Furthermore, you or a designated representative may request a meeting with Wooster City Council to discuss the terms of the proposed agreement.

It is anticipated that Wooster City Council will consider legislation to adopt this proposal at its regular meeting on 7 October, 2013. That meeting will be held at 7:30 pm in the Municipal Council Chambers at City Hall, located at 538 N. Market Street, Wooster, Ohio.

Please let us know if we may provide any additional information. I may be reached at 330.439.3339. Thank you very much for your time.

Sincerely,


Jonathan S. Millea

**Request for Agenda Item
Authorization for Bid or Purchase of Capital Item**

Division Engineering	Meeting Date Requested October 21, 2013
Project Name W. Henry Street W/L	Approved for Agenda
Estimated Total Cost \$ 55,000 (Water Fund)	
Is Full Amount Budgeted <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If No, How Is The Purchase To Be Funded?	
Description Of Purchase This is a request to authorize advertisement and award of a contract to the lowest and best bidder for the replacement of the W/L on W. Henry Street between Market Street and Walnut Street. This project involves the replacement of an existing 2" galvanized W/L with a history of breaks.	
Justification / Benefits This project will replace an aging waterline with a history of breaks. There have been 4 breaks within the last 2 years and a total of 7 breaks within the last 6 years.	
Will This Project Effect the City's Operating Costs This project should reduce maintenance and operating costs.	
What Alternatives Exist and What Are The Implications of The Alternatives We could postpone the project, which could result in possible emergency repairs.	
Is This A Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, Explain The Circumstances	
Are You Requesting Suspension Of The Rules <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, Note Reasons We would like to complete this project this year (weather dependent) before the asphalt plants close for the year. Asphalt plants usually close the first part of November depending on the weather.	
Division Manager Roger Kobilarcsik	Date October 16, 2013

Res # 86

RESOLUTION NO. 2013-87

A RESOLUTION AUTHORIZING THE DIRECTOR OF ADMINISTRATION TO ADVERTISE ACCORDING TO LAW AND ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER FOR RESURFACING OF A PORTION OF PORTAGE ROAD

WHEREAS, it is necessary to resurface a portion of Portage Road, between Highland Park Road and Akron Road (SR 585), and such expense, eighty percent (80%) of which is being funded by ODOT, has been budgeted for 2014.

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

SECTION 1. That the Director of Administration is hereby authorized to advertise according to law and enter into a contract with the lowest and best bidder for resurfacing a portion of Portage Road, between Highland Park Road and Akron Road (SR 585), in accordance with specifications on file in the Office of the Director of Administration.

SECTION 2. The cost of such contract/project will not exceed the amount budgeted.

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 shall take effect and be in force from and after the earliest period allowed by law.

Introduced: _____ Passed: _____ Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2013

Mayor

Introduced by: Jon E. Ulbright

**Request for Agenda Item
Authorization for Bid or Purchase of Capital Item**

Division Engineering	Meeting Date Requested October 21, 2013
Project Name Portage Road Resurfacing (Highland Park to SR 585) PID 92619	Approved for Agenda
Estimated Total Cost \$300,000.00 ODOT Grant = \$240,000.00(80%), Local Funds = \$60,000(20%) (SCMR - \$60,000)	
Is Full Amount Budgeted <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If No, How Is The Purchase To Be Funded? This project will be included in the 2014 annual resurfacing budget.	
Description Of Purchase This is a request to authorize advertisement and award of a contract to the lowest and best bidder for resurfacing and repairing the pavement on Portage Road between Highland Park and SR 585.	
Justification / Benefits The Ohio Department of Transportation has committed to funding 80% of the construction costs with the City responsible for 20%. The City authorized cooperation and participation in RES 2013-56	
Will This Project Effect the City's Operating Costs This project should reduce maintenance costs by repairing a deteriorating roads.	
What Alternatives Exist and What Are The Implications of The Alternatives Do nothing, and the road will continue deteriorate.	
Is This A Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, Explain The Circumstances	
Are You Requesting Suspension Of The Rules <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, Note Reasons While suspension of the rules is not necessary, earlier passage would allow the opportunity to advertise and bid this project as early as possible in order to obtain the best possible bids.	
Division Manager Roger Kobilarcsik	Date October 16, 2013

Res #87