

CITY COUNCIL AGENDA
March 21, 2022
7:30p.m.

The meeting convenes 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**
- V. COMMITTEE REPORTS; PUBLIC HEARINGS**
- VI. UNFINISHED BUSINESS**
- VII. NEW BUSINESS**
 - 1. First Reading – ORDINANCE NO. 2022-05
AN ORDINANCE AMENDING ORDINANCE NO. 2015-33 BY AUTHORIZING THE MAYOR TO MODIFY THE ENTERPRISE ZONE AGREEMENT WITH TEKFOR USA, INC. AND THE WOOSTER GROWTH CORPORATION TO ACCOMMODATE ADDITIONAL EXPANSION AND INVESTMENT AND ALLOWING FOR IMMEDIATE ENACTMENT (Sanders)
 - 2. First Reading – ORDINANCE NO. 2022-06
AN ORDINANCE STATING TO THE WAYNE COUNTY COMMISSIONERS, PURSUANT TO REVISED CODE SECTION 709.023, THE SERVICES WHICH THE CITY OF WOOSTER WOULD BE ABLE TO PROVIDE FOR A MULTIPLE PARCEL SITE KNOWN AS PARCELS 53-01859.006, 53-01850.008, 53-01918.000, 53-01859.005, 53-01859.004, 53-01859.007, 53-01918.002, 53-01919.000, 53-01312.000, 53-01518.000,53-01918.001, 53-000030.001 AND 53-00030.000 WHICH ARE CONTIGUOUS TO THE CITY OF WOOSTER, AND ALLOWING FOR IMMEDIATE ENACTMENT. (Jonathan Millea, Agent for Petitioners) (Reynolds)
- VIII. MISCELLANEOUS**
- IX. ADJOURNMENT**

ORDINANCE NO. 2022-05

AN ORDINANCE AMENDING ORDINANCE NO. 2015-33 BY
AUTHORIZING THE MAYOR TO MODIFY THE ENTERPRISE
ZONE AGREEMENT WITH TEKFOR USA, INC. AND THE
WOOSTER GROWTH CORPORATION TO ACCOMMODATE
ADDITIONAL EXPANSION AND INVESTMENT AND
ALLOWING FOR IMMEDIATE ENACTMENT

WHEREAS, this City Council, in Ordinance 2015-33, authorized the Mayor to enter into an agreement with Tekfor USA, Inc. and The Wooster Growth Corporation for Enterprise Zone tax incentives, including a minimum capital investment of \$1.7 MM in new construction, in order to expand the former's 3690 Long Road, Wooster, Ohio headquarters facility, with an exemption of real estate taxes at the level of 75 percent for a period of 10 years; and

WHEREAS, Tekfor USA, Inc. is expanding its product line and desires to base this operation at its 3690 Long Road, Wooster, Ohio location, and seeks to modify its Enterprise Zone agreement to include a new construction project with an estimated value of \$2.5 MM to \$3.5 MM to construct a 25,000 to 30,000 square foot industrial manufacturing space expansion to its existing facility;

WHEREAS, Tekfor USA, Inc. has an obligation to retain 250 full-time employees in the City of Wooster, reported 187 full-time employees with approximately 30 openings as of December 31, 2021, and desires a 36-month grace period to attain its commitment; and

WHEREAS, Tekfor USA, Inc. is a basic-sector employer with strong financial incentive to conduct its expansion out-of-state and JobsOhio has made a formal offer of assistance to secure this expansion to the State of Ohio; and

WHEREAS, the Wooster City School District and the Wayne County Schools Career Center were provided lawful notice of the request for tax exemption; and

WHEREAS, the Wooster Growth Corporation is a party to the agreement by virtue of its ownership of the real estate and has authorized this request; and

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

SECTION 1. That Ordinance No. 2015-33 is amended to provide that the Mayor, on behalf of the City of Wooster, is authorized to enter into an amended agreement with Tekfor USA LLC and The Wooster Growth Corporation to include the following: (1) exemption of real property taxes of seventy-five percent (75%) for the approximate 25,000 to 30,000 square foot manufacturing facility addition at 3690 Long Road, Wooster, Ohio 44691; and (2) a thirty-six month grace period to attain the 250 full-time employee job retention commitment.

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 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 the proposed warehouse; 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: _____, 2022

Vote: _____

Attest: _____

Clerk of Council

President of Council

Approved: _____, 2022

Mayor

Introduced by: Craig Sanders

Request for Agenda Item

Authorization for Bid

Purchase Capital Item

Non-Capital

Division Development	Meeting Date Requested March 21, 2022
Project Name EZ: Tekfor USA w/WG	Estimated Total Funds/Costs \$0
Is Full Amount Budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, three readings NOT REQUIRED	
If No, How is the Purchase to be Funded? N/A - Request for incentives to expand real estate to enhance long-term revenues.	
Description of Request Tekfor USA LLC requests that a modification to its existing 75% EZ agreement to allow for an additional 25,000 to 30,000 sqft expansion at its facility, and to allow 36 months for the firm to regain its 250 employment commitment. (The exemption ends 12/31/2026 and performance on 12/31/2036.) The firm proposes a real property investment of \$2.5 MM to \$3.5 MM construction project at its 3690 Long Road facility headquarters (owned by Wooster Growth). This follows discussion over the past year between Tekfor USA LLC, the City of Wooster, and JobsOhio concerning the company's efforts to establish a new service line. JobsOhio has additionally provided assistance to the project, which would include securing a capital investment of \$25 MM to \$35 MM for the State of Ohio. The agreement referenced 389-15-02, originated October 26, 2015 for a 25,000sqft warehouse expansion with retention of 250 FT jobs. Presently the firm has 187 FT jobs with 30 openings. The new production line will bring employment to 250 or more.	
Justification / Benefits This project supports basic-sector employment in Wooster and the project has also received offers of assistance from JobsOhio. Ohio lacks certain operational advantages, tax structure, and employment situation compared with prospective out-of-state options.	
Will this Project affect the City's Operating Costs Income tax gains of 10% to 20% possible. Property tax gain of \$640-\$880. Post \$2.5K - \$3.5K	
What Alternatives Exist and what are the Implications of the Alternatives Absent of the exemption, the applicant faces a very strong financial incentive to locate its expanded operations to one of two other US states.	
Is this a Sole Source Bid or Non-Bid Situation <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Explain The Circumstances: N/A	
Is there a need for Suspension of the Rules or a Time Frame when this must be passed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Note Reasons A suspension of the rules would provide firm with clarity to move forward with plans.	
NOTE: Emergency Clause Required if Legislative Effective Date is IMMEDIATE.	
Manager Requesting: Jonathan Millea Date: 3/15/2022	

Approved for Agenda <input type="checkbox"/> Yes <input type="checkbox"/> No

ENTERPRISE ZONE REQUEST SUMMARY: Wooster Growth / Tekfor Facility Expansion



Prepared by the City of Wooster Department of Community Service and Development at the Request of:
Wooster Growth Corporation on behalf of Tekfor USA LLC – 3690 Long Rd, Wooster, OH
 Application Date: TBD

Project Summary: Tekfor USA LLC, in partnership with the Wooster Growth Corporation, is requesting assistance through a **modification** of its 2015 Enterprise Zone Agreement to support an expansion for a new product line and recovery of its workforce at its 3690 Long Road property.

Project Site Map

3690 Long Rd (67-02972.001) Wooster Oh



Parcel 67-02972.001 shown center. Expansion most likely would occur to the west, toward Gevers Chapel Road.

In 2015, Wooster Growth and Tekfor USA LLC jointly entered into an agreement for Enterprise Zone tax incentives to support a 25,000 square foot warehouse addition. In return, the firm committed to retaining its 250 fulltime equivalent Wooster workforce. The firm has saved approximately \$25,000 annually with its agreement since 2017 (cumulatively \$127,503). Five years of exemption remain.

The automotive industry which Tekfor USA LLC supports was disrupted due to COVID-19 and then geopolitical supply-chains issues through 2021 into 2022. The firm reported 187 full-time equivalents as of the end of 2021, with several job openings posted, (74.8% of its commitment). It attained 94 percent of its payroll commitment. Locally, workforce availability has been a challenge for the firm. Wayne County hit an all-time record low unemployment of 2.5% in December of 2021 (BLS, final figure pending.).

Tekfor USA LLC continues to innovate, and earlier in 2021 connected with JobsOhio, WEDC, and the City of Wooster to explore opportunities for a new production line, either in Wooster or at a new-build facility out of state. JobsOhio offered assistance to enable the firm’s expansion locally, coupled with a recommendation from the City’s Office of Economic Development that the firm’s current Enterprise Zone be amended to accommodate the additional expansion. After further analysis, the prospective path forward would include a manufacturing facility addition along the Wooster factory’s west side (toward Gevers Chapel Road) ranging in size from 25,000 to 30,000 square feet. The new product line would allow the firm to recover the current deficit in its workforce, with the tax savings allowing for a partial recoupment in investment costs over time.

Project Impacts: Until Tekfor USA LLC exercises its purchase option, the Wooster Growth Corporation still legally owns the real estate, it remains ultimately responsible for taxes and other obligations related to the property, and therefore must be a signatory to any tax exemption agreement. Tekfor USA LLC retains an option on the site which it may utilize at any time. The proposed \$2.5 MM to \$3.5 MM investment in facility expansion space would be complimented with a \$15 MM to \$25 MM capital investment. The real estate investment is likely to generate a valuation of \$1.75 MM to \$2.4 MM, based on \$70 to \$90 per square foot of new improvement. The firm would have 36 months to attain its original job commitments.

TABLE: Project Implication Matrix

Tekfor USA LLC Maximum Level Investment Projected Tax Impacts

Current Value ¹ 3690 Long Rd.	Annual Tax Obligation ² <i>Starting 2022</i>	Expansion Tax Value ¹ \$2.5 MM to \$3.5 MM Invested \$70/sf @ 25sf to \$90/sf @30ksf	New Annual Tax Oblig. w/o Abatement ^{2,3}	New Annual Tax Obligation with 75% Abatement	Applicant's Annual Savings ³	Total New Property Tax Exempted after 2026 <i>Assumes 5 Years</i>
\$6,196,950	\$133,787	Low>	\$1,750,000	\$45,404	\$11,351	\$34,053
		High>	\$2,400,000	\$62,268	\$15,567	\$46,701
Tekfor USA LLC	<i>Annual City Income Tax Retention⁵</i>		\$163,500	<i>Net Property Tax Gain with EZ</i>		\$11,351 to \$15,567
	<i>Annual City Income Tax Creation</i>		N/A	<i>Cumulative Net Property Tax Gain⁵</i>		\$56,755 to \$77,836
	<i>Cumulative Income Tax (from 2017)</i>		\$1,635,000	<i>Post-Project Annual Property Gain</i>		\$45,404 to \$62,268

1. Current Value is based on the Wayne County Auditor’s 100 percent 2021 valuation of and taxes assessed for Parcel 67-02972.001. Expansion value is specific to the new facility expansion only and assumes the \$2.5 MM to \$3.5 MM facility investment results in the creation of a 25,000 to 30,000 square foot facility valued between \$70 and \$90 per square foot.
2. Assumes current tax obligation of the property (w/o assessments). This does not include \$26,993 in forgone taxes from the existing Enterprise Zone agreement for the 25,000sf warehouse. New annual tax pertains only to the expansion area. For all figures, the 2021 effective rate used is 74.129097 mills
3. “Applicant’s Annual Savings” is the estimated maximum tax increase protection available to the applicant, assuming its \$2.5 MM to \$3.5 MM investment results in the creation of a 25,000 to 30,000 square foot facility valued between \$70 and \$90 per square foot, and these improvements are included under the existing Enterprise Zone application, with tax savings realized in tax year 2022. Depending on the timing of the project, there may or may not be an assessment on the expansion for tax year 2022-pay-2023.
4. Figure based on \$10,900,000 payroll commitment.

Note: Notification to local school districts and a recommendation by the Wooster Growth Corporation are required before an application for an Enterprise Zone abatement may be considered by the Wooster City Council. Enterprise Zone 389 is governed by Ohio Revised Code Sections 5709.61 through 5709.69, as administered by the Ohio Development Services Agency, and City of Wooster Ordinances No. 2004-59 and No. 2007-04. For questions on this application or the City of Wooster’s Enterprise Zone Program in general, please contact the City of Wooster Development Coordinator at 330.263.5250.

DRIVEN BY EXCELLENCE



February 23, 2022

City of Wooster

Attention: Jonathan Millea
538 N. Market Street
Wooster, OH 44691

To the City of Wooster - Council and Community,

I am writing to you on behalf of Tekfor, a global partner for the automotive industry located at 3690 Long Road in Wooster, OH. Tekfor is a market leader in the definition, development and production of pioneering solutions for transmissions, engines, drivelines, special applications and safety fasteners.

The Tekfor Group has been awarded multiple new automotive programs, with annual revenues eventually exceeding \$40 million USD by 2024-2025. Tekfor is seeking to launch and produce these programs at the facility here in Wooster, OH. Tekfor plans to invest \$25 million to \$35 million in manufacturing equipment and expand its current facility by 25,000-30,000 square feet to enable the launch and production of these programs. These new programs will lead to over 80 new full-time jobs. Tekfor currently employs 189 full-time positions, with over 30 positions currently in the hiring process. With these new positions, Tekfor would exceed the previously committed employment level of 250.

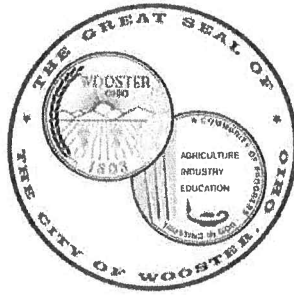
In order to support this expansion effort, we are applying for an Enterprise Zone Tax Abatement through the City of Wooster in connection to the aforementioned investment. We kindly ask for your support.

Regards,

A handwritten signature in black ink, appearing to read "Kevin Weldi".

Kevin Weldi

President and Managing Director, Americas



**CITY OF WOOSTER ENTERPRISE ZONE PROGRAM
IN PARTNERSHIP WITH OHIO DEPARTMENT OF DEVELOPMENT
APPLICATION**

PROPOSED AGREEMENT for Enterprise Zone Tax Incentives between the City of Wooster and Wayne County, located in the County of Wayne, the Wooster Growth Corporation (Property Owner) and Tekfor USA Inc (Employer and possessing capital lease for described real estate,.

Development Coordinator's Note: This application is for the modification of the Wooster Growth Corporation and Tekfor USA LLC's Enterprise Zone Agreement 389-15-02 which extends a 75 percent real estate tax exemption on new construction through December 31, 2026. Specifically, this application seeks to modify the agreement to include a prospective 25,000 to 30,000 square foot facility expansion to support a new production line, allowing the additional investment to also receive tax exemption through the remainder of the exemption period, and to allow the firm additional time to regrow its local workforce to its retention commitments of 230 full-time and 20 part-time jobs. Excepting government-mandated business shutdowns in 2020, Tekfor USA Inc. has always met or exceeded its payroll commitments.

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

The Wooster Growth Corporation
Enterprise Name (Company holding real estate)

538 N. Market Street, Wooster, Ohio 44691
Address

Tekfor USA Inc.
Employer Name (Company responsible for employment)

3690 Long Rd, Wooster, Oh 44691
Address

Ms. Margo Broehl, Chair
Contact Person

330.263.5242
Telephone number

mebroehl@bright.net
Email contact

Mr. Darren Farmer
Contact Person

330.202.7431
Telephone number

darren.farmer@tekfor.com
Email contact

**EZ APPLICATION – TEKFOR USA INC. MODIFICATION
PRODUCTION EXPANSION SPACE
3690 LONG ROAD, WOOSTER, OHIO 44691**

1b. Project site:

Mr. Darren Farmer
Contact Person

330.202.7431
Telephone number

3690 Long Rd. Wooster, Oh 44691 | PN:67-02972.001
Address

darren.farmer@tekfor.com
Email Contact

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

Enterprise - The Wooster Growth Corporation is an Ohio non-profit community improvement corporation serving the City of Wooster. The organization owns the real estate at 3690 Long Road, Wooster, Ohio 44691 and has a capital lease with Tekfor USA LLC.

Employer - Tekfor USA LLC is an automotive components manufacturer specializing in steel forging to support the creation of gears, drive shafts, and hub assemblies.

2b. List primary 6-digit NAICS #: 332111, Iron and Steel Forging.

Business may list other relevant SIC numbers.

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).

Enterprise: Ohio Community Improvement Corporation
Employer: Delaware Corporation For Profit

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

Enterprise: The Wooster Growth Corporation is an Ohio Community Improvement Corporation serving the City of Wooster. Officers: Margo E. Broehl, President. Robert F. Breneman, Andrei Dordea (Treasurer), John Scavelli (Legal Counsel).

Employer: Kevin Weldi, President / Managing Director Americas

4. Is business seasonal in nature? Yes ___ No X

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

(Itemized for full and part-time and permanent and temporary employees)

Full-Time: 189, Part-Time: 0; Temporary Full-Time: 0; Temporary Part-Time: 0

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PRODUCTION EXPANSION SPACE
3690 LONG ROAD, WOOSTER, OHIO 44691**

5b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Note that relocation projects are restricted in non-distress based Ohio Enterprise Zones. A waiver from the Director of the Ohio Department of Development is available for special limited circumstances. The business and local jurisdiction should contact ODOD early in the discussions. Yes___ No X

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:

Not Applicable

5d. State the enterprise's current employment level in Ohio:
(Itemized for full and part-time and permanent and temporary employees):

Full-Time: 189 (w/ 30+ open positions which we are actively working to fill), Part-Time: 0;
Temporary Full-Time: 0; Temporary Part-Time: 0

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

Not Applicable

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

Not Applicable

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 X

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

Not applicable. This is an amendment request to support a facility and employment expansion.

7. Does the Enterprise and/or Employer 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

**EZ APPLICATION – TEKFOR USA INC. MODIFICATION
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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 if necessary).

Not Applicable

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

This project seeks to establish an additional 25,000 to 30,000 square feet of manufacturing space to support a new assembly line under an existing Enterprise Zone agreement. While the company has made substantial capital investments in its facility over the last several years since its warehousing expansion starting in 2015, the company has not been able to meet its job retention requirements, in part due to lack of available workforce. German-owned Tekfor is considering Tekfor USA Inc.'s 3690 Long Road, Wooster, Ohio 44691 facility among another out-of-state CONUS location for this new production. If the Wooster location is selected, the proposed expansion will assist the firm in growing its operations and subsequently growing back its original workforce. The new expansion will accommodate a new line and support the hiring of an additional 69 jobs, bringing the facility's total workforce back to 250 jobs. Original Application: *The Wooster Growth Corporation is in the process of negotiating a long-term lease with Tekfor USA LLC, which is seeking to expand its 3690 Long Road facility by 25,000 feet with high-bay (32-foot) space for the purposes of warehousing, enabling streamlining of production space within its existing facility. Tekfor USA LLC will retain the option to purchase the facility for the balance owed on the 15-year lease. Under a triple-net lease, the tenant is solely responsible for any and all real estate taxes associated with the facility. Amtek Tekfor USA currently employs 250 people at its Wooster plant, providing critical components to the automotive industry. Tekfor is currently leasing warehouse space in three separate locations across the region. This expansion will allow Tekfor to bring these warehousing and shipping requirements in-house to a central location. The expansion will allow for more efficient operations, creating tangible and intangible benefits that will support the continued investment in the region*

9. Project will begin June 1, 2022 and be completed by July 31, 2025 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: *(Itemized for full and part-time and permanent and temporary employees):*

Full-Time: 0, Part-Time: 0; Temporary Full-Time: 0; Temporary Part-Time: 0

This proposal presents a plan to return to the original 230 full-time and 20 part-time retained jobs (or equivalent) commitment.

- 10b. State the time frame of this projected hiring: Three years for recovery to original job commitments.

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 PRODUCTION EXPANSION SPACE
 3690 LONG ROAD, WOOSTER, OHIO 44691**

10c. State proposed schedule for hiring:

(Itemize by full and part-time and permanent and temporary employees)

Year 1: 0; Year 2: 0; Year 3: 0;

11a. Estimate the amount of annual payroll such new employees will add: \$ 0

(New annual payroll must be itemized by full and part-time and permanent and temporary new employees.)

Full-Time: \$ 0, Part-Time: \$ 0; Temporary Full-Time: \$ 0; Temporary Part-Time: \$ 0 (return to levels at or above original agreement)

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

\$Total Facility Payroll at 250 employees: \$. Original Agreement: \$10,900,000

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

\$6,196,950 (2021)

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

\$\$7.1m in relation to this project.

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: *Development Coordinator's Note: The following figures pertain to the new investment proposed only.*

	<u>Minimum</u>	<u>Maximum</u>
A. Acquisition of Buildings/Land:	\$ <u>0</u>	\$ <u>0</u>
B. Additions/New Construction:	\$ <u>2.5m</u>	\$ <u>3.5m</u>
C. Improvements to existing buildings:	\$ <u>0</u>	\$ <u>0</u>
D. Machinery & Equipment:	\$ <u>15m</u>	\$ <u>25m</u>
E. Furniture, Fixtures, Etc.	\$ <u>0</u>	\$ <u>0</u>
F. Inventory:	\$ <u>2m</u>	\$ <u>4m</u>
Total New Project Investment:	\$ <u>0</u>	\$ <u>0</u>

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PRODUCTION EXPANSION SPACE
3690 LONG ROAD, WOOSTER, OHIO 44691**

15a. Business requests the following tax exemption incentives: 75 % for 10 Years (effective 2017-Pay-18) years covering real and/or personal property including inventory as described above (be specific regarding type of assets, rate, and term).

Original: Amtek Tekfor USA is requesting a real property tax abatement of 75 percent for 10 years to be initiated the first year the facility post-construction appears on the Wayne County property tax roles. Real property improvements include high-bay warehousing space capable of accommodating light assembly. Said improvements are required to streamline production space within the facility and gain efficiencies to continue operations in Wooster.

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

Tekfor USA Inc. has continued to bring new innovations to the Americas from its Wooster headquarters and seeks local and state support to expand in Ohio with a new product line. A 25,000 to 30,000 square foot facility expansion is required to accomplish this in addition to heavy investment in capital. As production has adjusted and expanded, staffing has gradually declined, with many actively open positions going unfilled due to local labor constraints. With exception to 2020, with the Tekfor USA Inc facility impacted by government-mandated shut-downs in the wake of the COVID-19 pandemic, the company has exceeded its annual payroll commitments despite its staffing complications. Alternative options are investment in out-of-state facilities, including the State of Georgia, for reasons related to workforce and logistics. Local community support, in allowing for a modification of Tekfor USA Inc's Enterprise Zone to accommodate a new expansion, will be helpful in moving forward with this production in Ohio by lowering operating costs in the years proceeding this substantial investment. Original: By expanding the existing 3690 Akron Road facility by 25,000 square feet for warehousing, the proposed project will allow for reconfiguration of production space within the building, gaining efficiencies necessary for continued growth. Support through the tax incentive will enable Amtek Tekfor USA, part of a global family or firms, to move forward in investing to expand its Wooster facility, keeping activity in the region.

Submission of this application to the City of Wooster, Attn: Jonathan Millea Development Coordinator, 538 N. Market Street, Wooster, Ohio 44691 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, and to review local financial records to confirm statements contained with regard to payroll and employment. 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.

.... Continued on following page

**EZ APPLICATION – TEKFOR USA INC. MODIFICATION
PRODUCTION EXPANSION SPACE
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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.

Tekfor, Inc

Signature

1-28-2022

Date

KEVIN L. WELDI

Mr. Kevin Weldi, President

The Wooster Growth Corporation
Enterprise Name

Signature

02-26-2022

Date

MARGO BROEHL

Ms. Margo Broehl, President

* 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.

ORDINANCE NO. 2022-06

AN ORDINANCE STATING TO THE WAYNE COUNTY COMMISSIONERS, PURSUANT TO REVISED CODE SECTION 709.023, THE SERVICES WHICH THE CITY OF WOOSTER WOULD BE ABLE TO PROVIDE FOR A MULTIPLE PARCEL SITE KNOWN AS PARCELS 53-01859.006, 53-01850.008, 53-01918.000, 53-01859.005, 53-01859.004, 53-01859.007, 53-01918.002, 53-01919.000, 53-01312.000, 53-01518.000, 53-01918.001, 53-000030.001 AND 53-00030.000 WHICH ARE CONTIGUOUS TO THE CITY OF WOOSTER, AND ALLOWING FOR IMMEDIATE ENACTMENT. (Jonathan Millea, Agent for Petitioners)

WHEREAS, Jonathan Millea, agent for Petitioners, has, pursuant to Revised Code Section 709.023, filed a petition with the Wayne County Commissioners seeking annexation of 75.217 acres of land owned by petitioners in Wayne Township, adjacent to the City of Wooster (a map of said area is attached hereto); and

WHEREAS, Revised Code Section 709.023 provides that upon the clerk of the municipal legislative authority receiving notice of a proposed annexation, the municipal legislative authority shall, by ordinance or resolution, adopt a statement indicating what services, if any, the municipal corporation will be able to provide upon annexation of the territory proposed for annexation.

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

SECTION 1: That upon annexation to the City of Wooster, the land contained in the petition for annexation would receive the following services from the City of Wooster:

- A. Police protection from the full-time police department of the City of Wooster; and fire protection and emergency squad services from the full-time fire department of the City of Wooster. The projected response time for first arriving fire and emergency units is 4.5 minutes. Full force travel time would be 8 minutes from stations #1 and #3. These services would be immediately available.
- B. A sixteen-inch water line is located along Oak Hill Road, immediately adjacent to the territory proposed for annexation and accessible for extension thereto upon the Petitioners paying the necessary fees and obtaining the necessary permits. The water plant and water resources of the City of Wooster have sufficient capacity to serve this property. This service is planned to be available in the future, however approximate availability dates are not possible at this time.
- C. An eight-inch sanitary sewer is located on Oak Hill Road approximately 60 feet east of the territory proposed for annexation and accessible for extension thereto upon the Petitioners paying the necessary fees and obtaining the necessary permits. The water pollution control plant has sufficient capacity to serve this property. This service is planned to be available in the future, however approximate availability dates are not possible at this time.

D. The City would also provide miscellaneous other city services, including, but not limited to, residential solid waste pickup, maintenance of dedicated streets and access to parks and recreation facilities. These services would be immediately available.

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 or its committees, in compliance with law.

SECTION 3. This Ordinance is hereby declared to be 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 it is necessary to act pursuant to statute to provide timely notice to the Wayne County Commissioners of services which the City would provide in order to facilitate the orderly process of annexation; 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: _____, 2022

Vote: _____

Attest: _____
Clerk of Council

President of Council

Approved: _____, 2022

Mayor

Introduced by: Robert Reynolds

WAYNE COUNTY COMMISSIONERS
2022 MAR 9 PM 4:16

PETITION FOR ANNEXATION OF ON APPLICATION OF OWNERS OF REAL ESTATE

Regular Type 1
O.R.C. Sec. 709.02

To: Board of County Commissioners of Wayne County, Ohio

Whereas, annexation to the City of Wooster is desired in order to gain access to improved public infrastructure; and

Whereas, the City of Wooster and Wayne Township Trustees propose to facilitate this proposed annexation with a revenue sharing agreement or otherwise will follow ORC 709.19; and

Whereas, the City of Wooster, the Wayne County Commissioners, the Wooster City School District, and the Wayne Township Trustees contemplate the opportunity to establish a Tax Incremental Financing Incentive District containing at portion of the territory to be annexed to support the reconstruction of roadways, installation of roundabouts, and installation of water and sewer infrastructure, and the ongoing maintenance of such infrastructure, and if so established, would relieve the undersigned property owners of certain assessments that would otherwise have been required for construction; and

Whereas, without annexation, the City of Wooster would not be able to construct public infrastructure which is needed to enhance safety for the benefit of the greater public transiting the area as surrounding developments continue to develop; and

Whereas, a majority of all property in the proposed territory, measuring approximately 75.217 acres, request and authorize annexation from Wayne Township to the City of Wooster, understanding that City boundaries shall be conformed, at which point those residing on the territory to be annexed will no longer be electors of Wayne Township.

We, the undersigned, being a majority of the owners of real estate in the territory hereinafter described, hereby petition for the annexation of the following described territory to the City of Wooster, Wayne County, Ohio, in the manner provided for by Sections 709.02 to 709.11 of the Revised Code of Ohio.

Petitioners have attached hereto and made a part of this petition a legal description of the perimeter of the territory sought to be annexed, marked as Exhibit "A".

The described territory is contiguous with the City of Wooster, Ohio.

Petitioners have attached hereto and made a part of this petition, an accurate map of the territory sought to be annexed, marked Exhibit "B".

Jonathan Millea, Development Coordinator for the City of Wooster, is hereby appointed agent for the undersigned Petitioners as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase, or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase of deletion of other things of action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners:

Signature of Agent:



Printed Name: Jonathan S, Millea *March 8, 2022*

Address: City Administration Bldg., 538 N. Market St.,
Wooster, Ohio 44691

Phone: 330.263.5250

Email: jmillea@woosteroh.com

EXHIBIT A

BOUNDARY DESCRIPTION 75.217 Acres

Situated in the State of Ohio, County of Wayne, Township of Wayne in the southeast quarter of Section 20, southwest quarter of Section 21, northwest quarter of Section 28 and the northeast quarter of Section 29, T-16N, R-13W.

Described as follows:

Beginning at the southeast corner of Lot 21 of the Hunt Club Subdivision as recorded in plat volume 24, page 48.

Thence with the following THIRTEEN courses:

- 1) N 00° 34' 27" W 1272.84 feet, along the west line of the southwest quarter of Section 21, to the northwest corner of Dewitt H. and Shepard H. Twichell as described in official record volume 624, page 1283.
- 2) S 89° 45' 44" E 1017.60 feet, along the north line of Twichell, to the northeast corner thereof.
- 3) S 03° 35' 57" E 1306.20 feet, along the east line of Twichell, to a point on the south line of the quarter section and in Milltown Road (Township Road 184).
- 4) N 89° 43' 57" W 650.94 feet, along the south line of the quarter section and in Milltown Road, to the northeast corner of Keystone Transload Services, LLC as described in official record volume 708, page 2563.
- 5) S 00° 23' 53" E 826.44 feet, into the northwest quarter of Section 28, along the east line of Keystone Transload Services, LLC and the extension thereof, to a point on the north line of Louis M. and Monica Paumier as described in deed volume 639, page 733.
- 6) S 89° 50' 08" E 164.70 feet, along the north line of Paumier, to the northeast corner thereof.
- 7) S 00° 21' 52" E 499.82 feet, along the east line of Paumier and the extension thereof, to the southeast corner of Larry Thomas and Inez F. Shirer as described in official record volume 386, page 1660 and official record volume 478, page 747.
- 8) N 89° 51' 19" W 600.00 feet, along the south line of Shirer and the extension thereof, to a point on the west line of the quarter section and in Oak Hill Road (Township Road 135) at the southwest corner John E. and Rebecca S. Foster as described in deed volume 636, page 39.
- 9) N 89° 34' 03" W 971.42 feet, into the northeast quarter of Section 29 and along the south line of AEP Ohio Transmission Company, Inc. as described in official record volume 899, page 1361, to the southwest corner thereof.
- 10) N 02° 32' 52" W 916.39 feet, along the west line of AEP Ohio Transmission Company, Inc., to a point in Milltown Road at the northwest corner thereof.


- 11) N 02° 34' 38" W 36.92 feet, along the east line of Robert L. and Brenda Fravel as described in official record volume 921, page 1557, to the southwest corner of Lot 3 of the Milltown Road Subdivision as recorded in plat volume 18, page 17.
- 12) N 51° 47' 04" E 644.91 feet, along the southeasterly line of Lot 3, the extension thereof and passing into the southeast quarter of Section 20 at a distance of 596.59 feet, to the southwest corner of Lot 45 of the Hunt Club Subdivision as recorded in plat volume 24, page 48.
- 13) S 89° 50' 07" E 497.57 feet, along the south line of Lot 45 and the extension thereof, to the Point of Beginning.

This parcel contains 75.217 acres; of which 0.356 Acres lie in the southeast quarter of section 20, 31.470 acres lie in the southwest quarter of Section 21, 15.153 acres lie in the northwest quarter of Section 28 and 28.238 acres lie in the northeast quarter of Section 29.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, in October of 2021, on behalf of R. W. Gasbarre & Associates, Inc. A copy of that survey is on file at the Wayne County map office. See survey volume __, page __.

All bearings are related and based on the east line of the northeast quarter of Section 29 according to record survey WW-435.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

 10/21/21

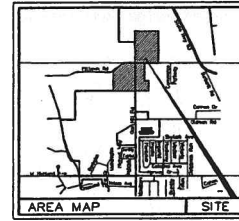
Edward A. Gasbarre, P.S. 7036

H:\ADAT4\AJOB\2K21\Job087\city of Wooster 75.217 Ac Legal.docx

EXHIBIT B

72.217 Ac Total to be Annexed

CERTIFIED THIS ____ DAY OF _____, 2021 BY THE WAYNE COUNTY COMMISSIONERS. RESOLUTION No. _____
 BY: _____ BY: _____ BY: _____
 SUE A. SMAL BECKY FOSTER RON AMSTUTZ
 APPROVED THIS ____ DAY OF _____, 2021 BY THE WOOSTER CITY COUNCIL. ORDINANCE No.: _____ BY: _____
 APPROVED THIS ____ DAY OF _____, 2021 BY THE CITY OF WOOSTER BY: _____
 ROBERT F. BRODEMAN, MAYOR
 RECEIVED FOR RECORDING THIS ____ DAY OF _____, 2021 BY THE WAYNE COUNTY MAP OFFICE. BY: _____
 STACY PEPPARD
 RECEIVED FOR TRANSFER THIS ____ DAY OF _____, 2021 BY THE WAYNE COUNTY AUDITOR. BY: _____
 FEE _____

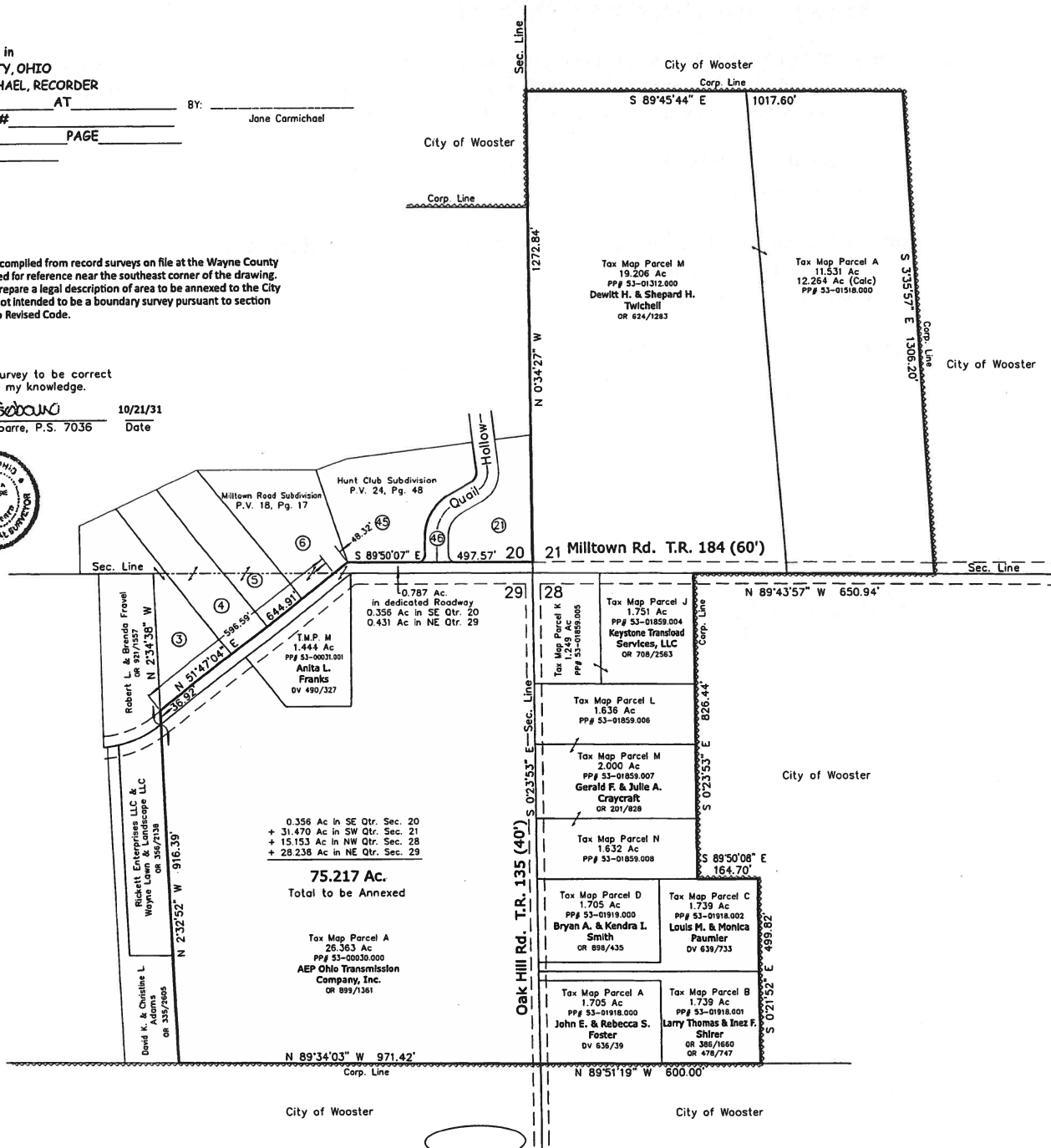


Filed for record in
WAYNE COUNTY, OHIO
 JANE CARMICHAEL, RECORDER
 DATE _____ AT _____ BY: _____
 INSTRUMENT # _____ Jane Carmichael
 PLAT VOL. _____ PAGE _____
 FEE \$ _____

Note:
 This map has been compiled from record surveys on file at the Wayne County Map Office and listed for reference near the southeast corner of the drawing. The purpose is to prepare a legal description of area to be annexed to the City of Wooster and is not intended to be a boundary survey pursuant to section 4733-37 of the Ohio Revised Code.

I believe this survey to be correct to the best of my knowledge.

Edward A. Gasbarre 10/21/21
 Edward A. Gasbarre, P.S. 7036 Date



Annexation to the City of Wooster
 Wayne Township
 SE Qtr. Sec. 20, SW Qtr. Sec. 21, NW Qtr. Sec. 28
 & NE Qtr. Sec. 29, T-16N, R-13W
 Wayne County, Ohio

Legend

- set / ∅ set previously found
- △ - Spike or magнал set
- ▲ - Spike or magнал found
- ✕ - Fence Line Evident
- - Iron/Steel monument found
- - Record Dimension
- - Measured Dimension
- - Stone monument found
- U - Used Record Dimension

Scale 1" = 200'

Basis of Bearings: East line of the NE qtr. of Section 29 per WW-435.
 Ref. Surveys: AA-450, DD-384, FF-322, II-260, PP-757, QQ-28, OO-121, WW-435
 P.V. 18, Pg. 17, P.V. 24, pg. 48
 Drawing 221087 Annexation.dwg
 October 21, 2021

R.W. Gasbarre & Associates, Inc.
 Professional Land Surveyors
 401 South Market St. - P.O. Box 44
 Wooster, Ohio 44691
 PH 330-284-8498

**Subject: Resolution to Enter Upon the Wayne County Commissioners' Journal
the Filing of a Petition for Annexation (2022-A1 Regular)**

It was moved by Commissioner _____ and seconded by Commissioner _____ that the following resolution be adopted:

Record of the following Petition for Annexation is hereby entered upon the Wayne County Commissioners' Journal.

RE: Petition for Annexation 2022-A1 Regular

(Approx. 75.217 Acres) to the City of Wooster

Agent for the Petitioners: Jonathan S. Millea

Public Hearing is set on Wednesday, May 11, 2022, immediately following the Commissioners' 9:00a.m. Session at the Wayne County Administration Bldg., 428 W. Liberty St., Wooster, Ohio in the Commissioners' 2nd floor meeting room.

As required by Ohio Revised Code for a Regular Annexation, notice of Public Hearing was e-mailed to the Agent for the Petitioners, on March 10, 2022, within 5 days of Petition filing date of March 9, 2022.

PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE TOWNSHIP OF WAYNE

Regular Type 1 Petition O.R.C. 709.01

Signature for Gerald F. & Julie A. Craycraft: Parcels 53-01859.006, ~~53-01859.007~~, 53-01859.008.
One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:

By:

Signature: Gerald F. Craycraft

Printed Name: Gerald F. Craycraft

Date: 12/16/2021

By:

Signature: Julie Craycraft

Printed Name: Julie Craycraft

Date: 12/16/2021

PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE TOWNSHIP OF WAYNE

Regular Type 1 Petition O.R.C. 709.01

Signature for John E. & Rebecca S. Foster: Parcel 53-01918.000

One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:

By:

Signature: 

Printed Name: John Foster

Date: 1-25-22

By:

Signature: 

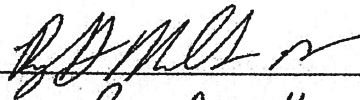
Printed Name: Rebecca S. Foster

Date: 1-26-22

PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE TOWNSHIP OF WAYNE
Regular Type 1 Petition O.R.C. 709.01

Signature for R Miller Land Development Ltd: Parcels 53-01859.005 and 53-01859.004
One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:

By:

Signature:  Member R. Miller Land Development LTD.

Printed Name: Roy A Miller Jr

Date: 2-2-22

By:

Signature: _____

Printed Name: _____

Date: _____

**PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE
TOWNSHIP OF WAYNE
Regular Type 1 Petition O.R.C. 709.01**

**Signature for Nancy Morrow: Parcel 53-01859.007 (3475 Oak Hill Rd., Wooster, Oh 44691)
One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:**

By:

Signature: Nancy A. Morrow

Printed Name: Nancy A. Morrow

Date: 12-29-21

By:

Signature: Gregory C. Morrow

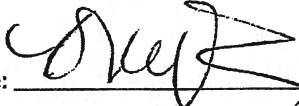
Printed Name: Gregory C. Morrow

Date: 12/29/21

**PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE TOWNSHIP OF WAYNE
Regular Type 1 Petition O.R.C. 709.01**

Signature for Louis M. & Monica Paumier: Parcel 53-01918.002
One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:


By:

Signature: 

Printed Name: Louis M. Paumier

Date: 1-11-2022

By:

Signature: 

Printed Name: Monica Paumier

Date: 1-11-2022

PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE TOWNSHIP OF WAYNE
Regular Type 1 Petition O.R.C. 709.01

Signature for Bryan A. & Kendra I. Smith: Parcel 53-01919.000
One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:

By:

Signature:  _____

Printed Name: Bryan Smith

Date: 1/12/2022

By:

Signature:  _____

Printed Name: Kendra Smith

Date: 1/12/2022

PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE TOWNSHIP OF WAYNE
Regular Type 1 Petition O.R.C. 709.01

Signature for Dewitt H. & Shepard H. Twichell: Parcels 53-01312.000 and 53-01312.000
One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:

By:

Signature: _____

Printed Name: _____

Date: _____

[Handwritten Signature]
DEWITT TWICHELL
2-27-22

By:

Signature: _____

Printed Name: _____

Date: _____

**PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE
TOWNSHIP OF WAYNE
Regular Type 1 Petition O.R.C. 709.01**

**Signature for Dewitt H. & Shepard H. Twichell: Parcels 53-01312.000 and 53-01312.000
One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:**

By:

Signature: _____

Printed Name: _____

Date: _____

By:

Signature: S.H. Twichell

Printed Name: SHEPARD H. TWICHELL

Date: 3-3-22

**PETITION FOR ANNEXATION TO THE CITY OF WOOSTER OF 75.217 ACRES, MORE OR LESS IN THE
TOWNSHIP OF WAYNE
Regular Type 1 Petition O.R.C. 709.01**

Signature for AEP Ohio Transmission Company Inc: Parcel 53-00030.000
One of Ten Owners of Real Property within Approximate 75.217-acre territory to be annexed:

By:

DocuSigned by:

P. Todd Ireland

Signature:

07F9ED570525421...

Printed Name:

P Todd Ireland

Date:

2/2/2022 | 6:46 AM PST

DS
NR

Certificate Of Completion

Envelope Id: 750B917C095140678890684764B360CE
 Subject: DOCUSIGN: AEP's Petition for Annexation- Wayne County Ohio (Nicole's)
 Source Envelope:
 Document Pages: 5 Signatures: 1
 Certificate Pages: 3 Initials: 1
 AutoNav: Enabled
 Envelopeld Stamping: Disabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed
 Envelope Originator:
 Kathleen K Schwab
 700 Morrison Road
 Gahanna, OH 43230
 kkschwab@aep.com
 IP Address: 167.239.221.107

Record Tracking

Status: Original Holder: Kathleen K Schwab Location: DocuSign
 2/1/2022 12:14:47 PM kkschwab@aep.com

Signer Events

Nicole C Burigana
 ncburigana@aep.com
 Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Drawn on Device
 Using IP Address: 161.235.221.106

Timestamp

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 Signed: 2/1/2022 12:38:51 PM

Electronic Record and Signature Disclosure:

Accepted: 10/24/2016 8:47:55 AM
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P. Todd Ireland
 ptireland@aep.com
 Manager Real Estate Asset Management
 Appalachian Power Company
 Security Level: Email, Account Authentication (None)



Signature Adoption: Pre-selected Style
 Using IP Address: 167.239.221.105

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Electronic Record and Signature Disclosure:

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	2/2/2022 9:46:05 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	2/2/2022 9:46:32 AM
Completed	Security Checked	2/2/2022 9:46:32 AM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record.

Please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Listing of All Tracts, Lots, or Parcels In Territory Proposed for Annexation
In accordance with ORC 709.02 (D)

Parcel Number	Owner Name	Address	Mailing Address
53-01918.002	PAUMIER LOUIS M & MONICA	3369 OAK HILL RD WOOSTER OH 44691	3369 OAK HILL RD, WOOSTER, OH 44691
53-01859.007	MORROW NANCY A & GREGORY C S/T	3475 OAK HILL RD WOOSTER OH 44691	3475 OAK HILL RD, WOOSTER, OH 44691
53-01918.000	FOSTER JOHN E & REBECCA S	3355 OAK HILL RD WOOSTER OH 44691	3355 OAK HILL RD, WOOSTER, OH 44691
53-01918.001	SHIRER LARRY THOMAS & INEZ F S/T	3363 OAK HILL RD WOOSTER OH 44691	3363 OAK HILL RD, WOOSTER, OH 44691
53-01919.000	SMITH BRYAN A & KENDRA I	3397 OAK HILL RD WOOSTER OH 44691	3397 OAK HILL RD, WOOSTER, OH 44691
53-01859.008	CRAYCRAFT GERALD F & JULIE A	OAK HILL RD WOOSTER OH 44691	3553 OAK HILL RD, WOOSTER, OH 44691
53-00030.000	AEP OHIO TRANSMISSION COMPANY INC	3416 OAK HILL RD WOOSTER OH 44691	PO BOX 16428, COLUMBUS, OH 43216
53-01859.005	R MILLER LAND DEVELOPMENT LTD	3553 OAK HILL RD WOOSTER OH 44691	PO BOX 86, HOLMESVILLE, OH 44633
53-00030.001	FRANKS ANITA L	1076 W MILLTOWN RD WOOSTER OH 44691	1076 W MILLTOWN RD, WOOSTER, OH 44691
53-01859.006	CRAYCRAFT GERALD F & JULIE A	OAK HILL RD WOOSTER OH 44691	3553 OAK HILL RD, WOOSTER, OH 44691
53-01518.000	TWICHELL DEWITT H & SHEPARD H TWICHELL	W MILLTOWN RD WOOSTER OH 44691	1525 CLAY ST APT 6, SAN FRANCISCO, CA 94109
53-01312.000	TWICHELL DEWITT H & SHEPARD H TWICHELL	W MILLTOWN RD WOOSTER OH 44691	1525 CLAY ST APT 6, SAN FRANCISCO, CA 94109
53-01859.004	R MILLER LAND DEVELOPMENT LTD	3555 OAK HILL RD WOOSTER OH 44691	PO BOX 86, HOLMESVILLE, OH 44633

Listing of All Tracts, Lots, or Parcels Adjacent to Territory Proposed for Annexation
In accordance with ORC 709.02 (D)

Parcel Number	Owner Name	Address	Mailing Address
67-02914.000	WOOSTER DEVELOPMENT COMPANY LTD	3146 OAK HILL RD WOOSTER OH 44691	1825 ENTERPRISE DR, WOOSTER OH 44691
53-02015.004	ADAMS DAVID K & CHRISTINE L S/T	1168 W MILLTOWN RD WOOSTER OH 44691	1168 W MILLTOWN RD WOOSTER OH 44691
67-02873.000	BOARD OF EDUCATION WOOSTER CITY	515 851 OLDMAN RD WOOSTER OH 44691	144 N MARKET ST, WOOSTER OH 44691
53-02015.002	RICKETT ENTERPRISES LLC & WAYNE LAWN AND LANDSCAPE LLC	1150 W MILLTOWN RD WOOSTER OH 44691	1150 W MILLTOWN RD WOOSTER OH 44691
53-00556.003	INDORF MATTHEW WAYNE	1065 W MILLTOWN RD WOOSTER OH 44691	1065 W MILLTOWN RD WOOSTER OH 44691
53-01743.033	JOHNSON NEIL S & ERIN J	3640 QUAIL HOLLOW DR WOOSTER OH 44691	3640 QUAIL HOLLOW DR WOOSTER OH 44691
53-01743.008	TROYER KYLE	3711 QUAIL HOLLOW DR WOOSTER OH 44691	3711 QUAIL HOLLOW DR WOOSTER OH 44691
53-01743.013	FAGERT DANIEL G TRUSTEE	1061 HUNT CLUB DR WOOSTER OH 44691	1061 HUNT CLUB DR WOOSTER OH 44691
67-02950.019	BAKER CAROL S YOCOM	894 CHURCH HILL CT WOOSTER OH 44691	894 CHURCH HILL CT WOOSTER OH 44691
67-02950.017	LAMBERT CHARLES L & BERNADETTE M S/T	3891 SPRING BROOK WOOSTER OH 44691	3891 SPRING BROOK WOOSTER OH 44691
67-02950.016	MASOWICH GARRY A & KAREN E S/T	3915 SPRING BROOK WOOSTER OH 44691	3915 SPRING BROOK WOOSTER OH 44691
67-02871.029	ABDULLAH HAFIZ MUHAMMAD & SARA SALIM S/T	3911 INVERNESS DR WOOSTER OH 44691	3911 INVERNESS DR WOOSTER OH 44691
67-02871.036	MILLER DAVID B & DIANA A SPRINGER S/T	790 WHITETAIL CROSSING WOOSTER OH 44691	790 WHITETAIL CROSSING WOOSTER OH 44691
67-02871.033	MALLOY WILLIAM F TRUSTEE	744 WHITETAIL CROSSING WOOSTER OH 44691	744 WHITETAIL CROSSING WOOSTER OH 44691
67-02871.032	WILLIAMSON ALICE E	730 WHITETAIL CROSSING WOOSTER OH 44691	730 WHITETAIL CROSSING WOOSTER OH 44691
67-02871.031	SILVER KAREN LEE	716 WHITETAIL CROSSING WOOSTER OH 44691	716 WHITETAIL CROSSING WOOSTER OH 44691
67-02871.037	BURCKHART PATSY A TRUSTEE	800 WHITETAIL CROSSING WOOSTER OH 44691	800 WHITETAIL CROSSING WOOSTER OH 44691
67-02871.035	LEE CHANHEE	776 WHITETAIL CROSSING WOOSTER OH 44691	776 WHITETAIL CROSSING WOOSTER OH 44691
67-02964.000	DONALD & ALICE NOBLE FOUNDATION INC THE	W MILLTOWN RD WOOSTER OH 44691	121 N MARKET ST, WOOSTER OH 44691
53-00556.000	FRAVEL ROBERT L & BRENDA K S/T	W MILLTOWN RD WOOSTER OH 44691	1147 W MILLTOWN RD, WOOSTER OH 44691
53-01743.006	HUNT CLUB SUBDIVISION HOMEOWNERS ASSOCIATION INC	3639 QUAIL HOLLOW DR WOOSTER OH 44691	1400 HUNT CLUB DR, WOOSTER OH 44691
67-02868.000	LOWES HOME CENTERS INC	3790 BURBANK RD WOOSTER OH 44691	1000 LOWES BLVD, MOORESVILLE, NC 28117
67-02868.006	KOHL'S ILLINOIS INC	3792 BURBANK RD WOOSTER OH 44691	PO BOX 2148, MILWAUKEE, WI 53201
67-02871.030	WEAVER CUSTOM HOMES INC	WHITETAIL CROSSING WOOSTER OH 44691	124 E LIBERTY ST., SUITE A, WOOSTER OH 44691
53-01692.000	FRAVEL ROBERT L & BRENDA K S/T	1147 W MILLTOWN RD WOOSTER OH 44691	1147 W MILLTOWN RD WOOSTER OH 44691
53-00556.001	WECKESSER JAMES M & JANICE E S/T	1099 W MILLTOWN RD WOOSTER OH 44691	1099 W MILLTOWN RD WOOSTER OH 44691
67-02950.018	GREEN GARY J & CHERYL A S/T	3875 SPRING BROOK WOOSTER OH 44691	3875 SPRING BROOK WOOSTER OH 44691
67-02871.034	CHAPMAN ANGELA E & STEVEN W RHOADS TRUSTEES	760 WHITETAIL CROSSING WOOSTER OH 44691	760 WHITETAIL CROSSING WOOSTER OH 44691
67-02967.000	CRAYCRAFT GERALD F & JULIE A S/T	W MILLTOWN RD WOOSTER OH 44691	3553 OAK HILL RD, WOOSTER, OH 44691
53-00556.002	WECKESSER JAMES M & JANICE E S/T	W MILLTOWN RD WOOSTER OH 44691	1099 W MILLTOWN RD, WOOSTER OH 44691
53-01743.034	HUNT CLUB SUBDIVISION HOMEOWNERS ASSOCIATION INC	QUAIL HOLLOW DR WOOSTER OH 44691	1400 HUNT CLUB DR, WOOSTER OH 44691
67-02865.001	LORAL LOWES PROPERTY LLC	3934 BURBANK RD WOOSTER OH 44691	3477 COMMERCE PKWY STE B1, WOOSTER OH 44691
67-02871.078	RESERVE AT DEER CREEK PROPERTYOWNERS COMMON GROUND ASSOC	RIFFEL RD WOOSTER OH 44691	PO BOX 1416, WOOSTER OH 44691

HANE CD COMMISSIONERS
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