

ORDINANCE NO. 2024-04

AN ORDINANCE AMENDING ORDINANCE NO. 2021-16: AUTHORIZING THE MAYOR TO INCLUDE WELCH PACKAGING GROUP INC AS A TENANT PARTY TO THE COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN THE CITY OF WOOSTER AND THE WOOSTER BRUSH COMPANY, FOR IMMEDIATE ENACTMENT.

WHEREAS, this City Council, in Ordinance No. 2021-16, authorized the Mayor to enter into an agreement with the Wooster Brush Company for Community Reinvestment Area Tax Incentives for the construction of an approximately 400,000 to 600,000 square foot warehouse and manufacturing facility, with the commitment of creating twenty-five full-time basic-sector job equivalents and retaining an equivalent of 628 basic-sector full-time jobs, with an exemption of 75% of real estate taxes for a period of ten (10) years; and

WHEREAS, in addition to encouraging reinvestment in previously developed and historic areas, the CRA was extended into commercial and industrial zones with the purpose of incentivizing basic-sector jobs in the City of Wooster, as basic-sector jobs contain significant economic multipliers that increase economic opportunities for residents and to further incentivize nonbasic-sector development and hiring, including within the retail and local service industry sectors; and

WHEREAS, The Wooster Brush Company, after having completed construction of the structure at 608,000 square feet, constructing the facility for single-occupancy, and through other means has demonstrated a sincere intent of fully occupying the space, has recently found it will not require the approximate 202,000 square foot northern partition of its building until the year 2038 or later, and now seeks an option to keeping the space maintained and active in the interim, and

WHEREAS, Welch Packaging Group, Inc., desires to utilize The Wooster Brush Company's available space while tax-exempted, having found the space during a multi-state search with assistance from JobsOhio, and having been offered a State of Ohio Economic Development Grant and an Ohio Job Creation Tax Credit, with separately committing to the creation of 50 new full-time jobs with a minimum \$3.2 MM payroll; and

WHEREAS, in order for Welch Packaging Company to occupy The Wooster Brush Company's exempted 202,000 square feet previously described in the original application, and in order for The Wooster Brush Company to obtain credit for job and payroll commitments owing to tenant's operations, and to further demonstrate City's compliance with Ohio Revised Code 3735.673, authorization of the new firm is necessary.

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

SECTION 1. Ordinance No. 2021-16 is modified to provide that the Mayor, on behalf of the City of Wooster, is authorized to enter into an *amended* agreement with The Wooster Brush Company to provide for 1.) Welch Packaging Group, Inc. is authorized as a tenant with its job and payroll at the project site to be credited toward The Wooster Brush Company's commitments, and 2.) 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 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 prompt action is necessary in order to facilitate the maintenance of an economic development incentive project through authorizing the transfer of an agreement to new property owners as originally contemplated; 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 2/15/2024 2nd reading 2/20/2024 3rd reading 3/4/2024

Passed: March 4, 2024

Vote: 5-0

Attest: Amy Hamilton
Clerk of Council

[Signature]
President of Council

Approved: 3/5, 2024

[Signature]
Mayor

Introduced by: Michael Abernathy, Jr.