



City of Hudson, Ohio Community Reinvestment Area Tax Incentive Application

PROPOSED AGREEMENT for Community Reinvestment Area Tax Incentives between the
City of Hudson, located in the County of Summit, and **Hudson 21, LLC.**
(Property Owner)

1. General Information:

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

Hudson 21, LLC.
Enterprise Name

Spencer N. Piszczak
Contact Person

**5301 Grant Ave, Suite 100 Cleve, Oh
44125**
Address

216-496-7000
Telephone Number

- b. Project Site:

**Hudson Crossing Parkway – Parcel #30-10145
725 W. Streetsboro Street - Suites “A”, “B” and “C” (7.9548 acres)**

Spencer N. Piszczak
Contact Person

216-496-7000
Telephone Number

2. Business Information:

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

Office, Educational & Recreational _____

- b. List primary 6-digit North American Industry Classification System (NAICS) #

Business may list other relevant SIC numbers.

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

N/A

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

Spencer N. Piszczak & Kevin R. Callahan

4. Employment:

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 _____

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-time, part-time, 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 _____

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State?

Yes _____ No _____

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?

Yes _____ No _____

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).

6. Project Description:

A 21,600 SF multi-tenant office type building, 16' clear height, with 100 + car parking in front

7. Project will begin **October, 2016** and be completed **May, 2017**, provided a tax exemption is provided.

8. New Hire:

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-time, part-time, permanent, and temporary):

30 jobs, \$400,000 of payroll in 2017 _____

b. State the time frame of this projected hiring: **3 years**

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

(10) \$400,000 in 2018 & (10) \$500,000 in 2019 _____

9. Payroll:

- a. Estimate the amount of annual payroll such new employees will add:

\$1,200,000 – 50 Employees _____

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

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

\$ **N/A** _____

10. Investment:

Estimate the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

a. Acquisition of Buildings: \$ _____

b. Additions / New Construction: **\$2,500,000** _____

c. Improvements to Existing Buildings: \$ _____

d. Machinery & Equipment: \$ _____

e. Furniture & Fixtures: \$ _____

f. Inventory: \$ _____

Total New Project Investment: \$2,500,000 _____

11. Tax Incentive Requests:

- a. The business requests the following tax exemption incentives: **50%** for **15 years**, covering real property, as described above. Be specific as to the rate and term.

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

Capture prospective companies that are considering out of state incentives and/or relocation packages for new or newer buildings that have incentives in place.

Submission of this application expressly authorizes the City of Hudson 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.

Hudson 21, LLC or related nominees

Name of Property Owner

9/26/16

Date



Signature

Spencer N. Piszczak
Managing Member _____
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 Department of Development within fifteen (15) days of final approval.