



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 TJE Real Estate
(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).

TJE Real Estate

Enterprise Name

5640 Hudson Industrial Parkway, Hudson, OH 44236

Address

George Edwards

Contact Person

O:330-655-8358/C:330-322-8969

Telephone Number

b. Project Site:

Parcel #30-09203

Street Address (or Parcel Number)

Contact Person

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.

Warehousing/Wholesale, Direct to Consumer & Fulfillment Services/Medical & Pharmaceutical

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

TJE Real Estate LLC, NAICS # 651900 & SIC # 6519

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)

No

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

Dee E. Edwards Jr., Toni Edwards

4. Employment:

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

177 full time, 13 part time current employees, at adjacent parcel + building

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:

17 full time employees will move from 1742 Georgetown Rd  
Suite K & L, Hudson, OH 44236 to new project site.

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

Ohio - Full Time 221, Part Time 22, Total 243

Hudson - Full Time 177, Part Time 13, Total 190

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

190 employees will remain in Hudson, OH at 5640 Hudson Industrial Pkwy

17 full time will move from Georgetown Rd to Industrial Pkwy location. Total 207

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

17 full time employees will move from Georgetown address  
to new site in 2021

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:

Building 49,000 sq ft of additional facility to  
accomodate growth.

7. Project will begin Summer, 2020 and be completed Spring, 2021,  
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):

Additional 75 positions. All Full Time Employee's

b. State the time frame of this projected hiring: 5 years

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

(15 FT Per Year starting in 2020 over 5 years)

9. Payroll:

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

\$ 680,000 per year for 5 years

(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:

\$ 600,000

10. Investment:

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

a. Acquisition of Buildings:	\$ <u>592,825 - Land</u>
b. Additions / New Construction:	\$ <u>5.0 million</u>
c. Improvements to Existing Buildings:	\$ <u>500,000</u>
d. Machinery & Equipment:	\$ <u>650,000</u>
e. Furniture & Fixtures:	\$ <u>200,000</u>
f. Inventory:	\$ <u>5.0 million</u>
<b>Total New Project Investment:</b>	\$ <u><u>11,942,825</u></u>

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).

TEMEG Holdings Inc. wishes to stay in Hudson but needs  
to justify the freight and capital expense offsets for  
not using a west coast facility.

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.

TJE REAL ESTATE  
Name of Property Owner

5/20/2020  
Date

  
Signature

DEE E EDWARDS JR  
Typed Name and Title ~~OWNER~~  
OFFICER

- \* 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.