

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT WITH UYS PROPERTIES, LLC, AND ANCHOR SEASONS ROAD OWNER, L.L.C., FOR A MEDICAL OFFICE BUILDING AT 231 SEASONS ROAD (PERMANENT TAX PARCEL NO. 3000016).

WHEREAS, Hudson has encouraged the development of real property located in the area designated as Community Reinvestment Act (“CRA”) Area #4;

WHEREAS, UYS Properties, LLC, and Anchor Seasons Road Owner, L.L.C., (hereinafter collectively referred to as the “Applicant”) have submitted an application to Hudson for real estate tax relief under the CRA for a medical office building to be located at 231 Seasons Road in Hudson (Permanent Tax Parcel No. 3000016);

WHEREAS, the City Manager and the City’s Economic Development Director have investigated the Applicant’s application and have recommended the same to the Council of Hudson on the basis that this Applicant is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of Hudson;

WHEREAS, on February 8, 2022, the City’s Economic Development Incentive Committee held a meeting, and members reviewed and recommended approval of the Applicant’s application.

NOW, THEREFORE, BE IT RESOLVED by the Council of Hudson, County of Summit, State of Ohio, that:

Section 1. The City Manager is authorized to enter into a Community Reinvestment Area Agreement with UYS Properties, LLC, and Anchor Seasons Road Owner, L.L.C., a copy of which Agreement is attached hereto as “Exhibit A” and incorporated herein fully as if by reference.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED:

Christopher W. Foster, Acting Mayor and
President of Council

ATTEST: _____
Aparna Wheeler, Clerk of Council

I certify that the foregoing Resolution No. 22-35 was duly passed by the Council of said Municipality on _____, 2022.

Aparna Wheeler, Clerk of Council

EXHIBIT A to Resolution No. 22-35

COMMUNITY REINVESTMENT AREA AGREEMENT

COMMUNITY REINVESTMENT AREA AGREEMENT

This agreement (“Agreement”) is made and entered into by and between the City of Hudson, Ohio, a municipal corporation with its main offices located at 1140 Terex Road, Hudson, Ohio 44236 (hereinafter referred to as “Hudson”) and UYS Properties, LLC, an Ohio limited liability company with its main offices located at 57 E. Washington Street, Suite 3, Chagrin Falls, Ohio 44022 (hereinafter referred to as “UYS”), and Anchor Seasons Road Owner, L.L.C., a Delaware limited liability company, with its main offices located at 425 7th Street NE, Charlottesville, VA 22902 (hereinafter referred to as “Anchor”), (hereinafter “UYS” and “Anchor” are collectively referred to herein as the “Applicant”).

WITNESSETH

WHEREAS, Hudson has encouraged the development of real property located in the area designated as Community Reinvestment Area #4;

WHEREAS, Applicant is desirous of building a medical office building(s) at 231 Seasons Road, Hudson, Ohio 44236 (Permanent Tax Parcel No. 3000016), hereinafter referred to as the “PROJECT”, and the real property upon which the PROJECT is located as the “PROJECT SITE”, which is within the boundaries of the City’s Community Reinvestment Area #4, provided that the appropriate development incentives are available to support the economic viability of the PROJECT;

WHEREAS, the Council of Hudson, Ohio by Resolution No. 09-102, adopted October 7, 2009, designated the area within which the PROJECT is located as “Community Reinvestment Area #4”, pursuant to Chapter 3735 of the Ohio Revised Code (“ORC”);

WHEREAS, effective October 28, 2009, the Director of Development of the State of Ohio determined that the aforementioned area designated in Resolution No. 09-102 contained the characteristics set forth in ORC Section 3735.66 and confirmed said area as a Community Reinvestment Area under ORC Chapter 3735;

WHEREAS, Hudson, having the appropriate authority for the stated type of PROJECT, is desirous of providing Applicant with incentives available for the development of the PROJECT in Community Reinvestment Area #4 under ORC Chapter 3735;

WHEREAS, Applicant has submitted a proposed CRA agreement application (attached hereto as “Exhibit A”) to Hudson (hereinafter referred to as “Application”);

WHEREAS, Applicant has remitted the required State application fee of \$750.00 made payable to the Ohio Treasurer with the Application that will be forwarded to the Ohio Department of Development with a fully-executed copy of this final Agreement;

WHEREAS, the City Manager and Economic Development Director of Hudson have investigated the Applicant’s Application and have recommended the same to the Council of Hudson on the basis that Applicant is qualified by financial responsibility and business experience to create and

preserve employment opportunities in Community Reinvestment Area #4 and to improve the economic climate of Hudson;

WHEREAS, the PROJECT SITE as proposed by Applicant is located in the Hudson City School District (“School District”) and the Board of Education of the School District has been notified in accordance with ORC Section 5709.83 and been given a copy of the Application and the Agreement;

WHEREAS, Hudson and the School District are entering into an agreement to share income tax revenues from the PROJECT over the life of this Agreement;

WHEREAS, in accordance with ORC Section 3735.673, Hudson has notified the legislative authorities of the cities of Cuyahoga Falls, Akron and Tallmadge, Ohio of the fact that the Applicant will be moving its current facilities to Hudson and that Hudson is providing development incentives to the Applicant pursuant to ORC Chapter 3735 and pursuant to the “Summit County Intergovernmental Memorandum of Understanding for Job Creation and Retention and Tax Sharing”; and pursuant to that Memorandum of Understanding, will be sharing income tax revenues from the Project with those three municipalities over a three- to five-year period depending upon the amount of the payrolls in each municipality over the past two full calendar years; and

WHEREAS, pursuant to ORC Section 3735.67(A) and in conformance with the format required under ORC Section 3735.671(B), the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties agree as follows:

1. Applicant shall use commercially reasonable efforts to develop and cause the construction of a medical office building at 231 Seasons Road, Hudson, Ohio (Permanent Tax Parcel No. 3000016).

The PROJECT will involve a total investment by the Applicant of at least an estimated Twenty Million One Hundred Ninety-Five Thousand Five Hundred Fifty Dollars (\$20,195,550.00).

The PROJECT will begin during the year 2022 and will be completed during the year 2023.

2. The Applicant agrees that its prospective tenants at the PROJECT will relocate 31.8 fulltime equivalent (“FTE”) jobs from its existing facility in Hudson and will relocate 44.6 FTE jobs from its facilities in the cities of Cuyahoga Falls, Akron, Tallmadge and Stow, Ohio to the PROJECT SITE over a five-year period beginning in 2023.

Applicant hereby confirms there are no fulltime permanent employees, no part-time permanent employees, no fulltime temporary employees, and no part-time temporary employees at the PROJECT SITE.

The annual payroll for the FTE jobs being retained in Hudson is \$3,232,387.00; the annual new payroll from new FTE jobs is estimate to be \$2,982,765.00 (“New Payroll”); and the annual payroll of FTE jobs being relocated from municipalities outside of Hudson is estimated to be \$8,304,368.00.

3. Applicant shall provide to the proper Tax Incentive Review Council any information reasonably required by that Council to evaluate the Applicant’s compliance with the Agreement, including causing its tenants at the PROJECT to provide all returns filed pursuant to ORC Section 5711.02, if requested by that Council.
4. Hudson hereby grants Applicant a tax exemption for the assessed value of the PROJECT pursuant to ORC Section 3735.67, which shall be in the following amount: Fifty Percent (50%) of the assessed value of the PROJECT, for a period of fifteen (15) full tax years. The exemption commences the first tax year for which the improvements that comprise the PROJECT situated on the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after tax year 2023 (not due and payable until year 2024) nor extend beyond tax year 2037 (not due and payable until year 2038).

Years of Tax Exemption

Tax Exemption Amount

15 years

50%

Applicant must file the appropriate tax forms with the Summit County Fiscal Officer to effect and maintain the exemptions covered in this Agreement.

5. Applicant shall pay an annual fee equal to the greater of one percent of the dollar value of incentives offered and received under this Agreement or Five Hundred Dollars (\$500.00); provided, however, if the incentives exceed Two Hundred Fifty Thousand Dollars (\$250,000.00), the fee shall not exceed Two Thousand Five Hundred Dollars (\$2,500.00).

The fee shall be paid to Hudson’s Finance Director once per year for each year this Agreement is effective and shall be paid on or before the anniversary date of the Effective Date of this Agreement (as defined in Section 12 below) and in the form of a check made payable to the “City of Hudson.” This fee shall be deposited by Hudson into a special fund created for such purpose and shall be used exclusively for the purpose of complying with ORC Section 3735.671(D) and by the Tax Incentive Review Council created under ORC Section 5709.85 exclusively for the purposes of performing the duties prescribed under that section.

6. Applicant shall pay such real and tangible personal property taxes as are not exempted under this Agreement and are charged against the entire property at which the PROJECT is located and shall file all tax reports and returns as required by law. If Applicant fails to

pay such taxes or file such returns and reports, all incentives granted under this Agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter. Notwithstanding anything to the contrary, Applicant shall have the right to contest and/or appeal any such real and tangible personal property taxes, and the incentives granted under this Agreement shall not be rescinded so long as such contest or appeal is conducted substantially in the manner provided by applicable laws and upon the final, non-appealable conclusion of such contest or appeal, Applicant timely pays all amounts determined to be due and payable.

7. Hudson shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this Agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.
8. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Department of Development revokes certification of the CRA area/zone, or Hudson revokes the designation of the area/zone, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement, unless Applicant materially fails to fulfill its obligations under this Agreement and Hudson terminates or modifies the exemptions from taxation granted under this Agreement.
9. If Applicant materially fails to fulfill its obligations under this Agreement, or if Hudson determines that the certification as to delinquent taxes required by this Agreement is fraudulent, Hudson may terminate or modify the exemptions from taxation granted under this Agreement.
10. Applicant hereby certifies that at the time this Agreement is executed, Applicant does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which Applicant is liable under ORC Chapters 5733, 5735, 5739, 5741, 5743, 5747 or 5753, or, if such delinquent taxes are owed, Applicant currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against Applicant. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.
11. Applicant affirmatively covenants that it does not owe: (1) any delinquent taxes to the State of Ohio or a political subdivision of the State; (2) any moneys to the State or a State agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a State agency or a political subdivision of the State that are past due, whether or not the amounts owed are being contested in a court of law.
12. Applicant and Hudson acknowledge that this Agreement must be approved by formal action of the legislative authority of Hudson as a condition for this Agreement to take effect. The "Effective Date" of this Agreement shall be the date upon which the formal approval of this Agreement by the Hudson City Council takes effect.

13. Exemptions from taxation granted under this Agreement shall be revoked if it is determined that Applicant, any successor property owner, or any related member (as those terms are defined in ORC Section 3735.671) has violated the prohibition against entering into this Agreement under division (E) of ORC Section 3735.671 or ORC Sections 5709.62 or 5709.63 prior to the time prescribed by that division or either of those sections.
14. Applicant affirmatively covenants that it has made no materially false statements to the State or local political subdivisions in the process of obtaining approval of the Community Reinvestment Area incentives herein. If any representative of Applicant has knowingly made a materially false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, Applicant shall be required to immediately return all benefits received under this Community Reinvestment Area Agreement pursuant to ORC Section 9.66(C)(2) and shall be ineligible for any future economic development assistance from the State, any State agency or a political subdivision pursuant to ORC Section 9.66(C)(1). Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.13(D)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.
15. Transfer and Assignment. This Agreement is not transferable or assignable without the express, written approval of Hudson and any such assignment shall operate to release the transferring Applicant from any and all liability hereunder. Hudson acknowledges that it would be unreasonable to withhold such consent in the event of a proposed transfer or assignment to any parent, subsidiary, or affiliate of the Applicant or to any third party so long as with respect to all or any part of such proposed transfer or assignment, the proposed transferee or assignee adequately and sufficiently demonstrates to Hudson, to Hudson's reasonable satisfaction, its financial ability, business experience and intentions.
16. Termination or Modifications of Incentives.
 - A. If the Applicant's tenants fail to retain the FTE jobs and related annual payroll being relocated within Hudson, the FTE jobs and related annual payroll to be relocated from the cities of Cuyahoga Falls, Akron, Stow and Tallmadge, and to meet 75% of the New Payroll as set forth in Section 2 of this Agreement in any given tax year (except for any temporary cessation of operations arising out of the damage, destruction, renovation or restoration of the PROJECT), the tax exemption set forth in Section 4 shall not be awarded for that tax year.
 - B. If the PROJECT does not proceed as set forth in Section 1 of this Agreement or within any extension period approved by Hudson, Hudson may terminate the Agreement upon recommendation of the Tax Incentive Review Committee.

The City of Hudson, Ohio, by _____, its City Manager, and pursuant to City Council Resolution No. 22-35, has caused this instrument to be executed this ____ day of _____, 2022, and UYS Properties, LLC, by _____, its _____, and Anchor Seasons Road Owner, L.L.C., by _____, its _____, have caused this instrument to be executed on this ____ day of _____, 2022.

CITY OF HUDSON, OHIO

By: _____
_____, City Manager

UYS PROPERTIES, LLC

By: _____
(Signature)

(Print Name and Title)

ANCHOR SEASONS ROAD OWNER, L.L.C.

By: _____
(Signature)

(Print Name and Title)

APPROVED AS TO FORM.

_____, City Solicitor

EXHIBIT A
(COMMUNITY INVESTMENT AREA TAX INCENTIVE APPLICATION)

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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 UYS Properties, LLC and Anchor Seasons Road Owner, L.L.C. (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).

<u>UYS Properties, LLC</u> Enterprise Name	<u>Dr. Robert Kent</u> Contact Person
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<u>57 E. Washington Street, Suite 3 Chagrin Falls, OH 44022</u> Address	<u>330-923-5899</u> Telephone Number
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<u>Anchor Seasons Road Owner, L.L.C.</u> Proposed Ground Lease Entity	<u>Samuel Young</u> Contact Person
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<u>425 7th Street NE Charlottesville, VA 22902</u> Address	<u>434-293-8004</u> Telephone Number
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- b. Project Site:

<u>231 Seasons Road Hudson, OH 44236</u> Street Address (or Parcel Number)	<u>Dr. Robert Kent</u> Contact Person
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<u>330-923-5899</u> 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.

Medical Offices

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

621111

Business may list other relevant SIC numbers.

N/A

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

The proposed tenants' employees will be relocated from other offices to this site. The jobs and payroll information for relocated positions will be provided separately based on information provided by the prospective tenants.

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

Dr. Robert Kent

4. Employment:

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

Jobs and payroll information provided separately based on information provided by the prospective tenants.

- 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:

It is anticipated that there will be jobs relocated within Hudson and outside of Hudson but within Summit County. These numbers are detailed in the jobs and payroll attachment based upon information provided by the proposed tenants.

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

Jobs and payroll information provided separately based on information provided by the prospective tenants.

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

Jobs and payroll information provided separately based on information provided by the prospective tenants.

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

In total, the four (4) (two of which are associated with Western Reserve Hospital) prospective tenants will relocate 31.8 FTE jobs from within Hudson, OH and will relocate 44.6 FTE jobs from outside of Hudson but within Summit County based on information provided by the prospective tenants.

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:

This project will include the development of a medical office building that will, upon completion, be leased to four medical tenants (two of which are affiliates of Western Reserve Hospital). It is anticipated that this development will bring significant new job creation to the City of Hudson and will further catalyze improvements and development in the area.

7. Project will begin around April_____, 2022 and be completed around May, 2023_____, 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):

This development will create 32 new FTE jobs based on information provided by the prospective tenants

- 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):

Jobs and payroll information provided separately based on information provided by the prospective tenants.

9. Payroll:

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

Estimated \$2,982,765 in new payroll from new jobs created and \$8,304,368 in new payroll from jobs relocated from other cities within Summit County based on information provided by the prospective tenants

(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:

\$3,232,387 in payroll will be retained in Hudson based on information provided by the prospective tenants

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: | \$ <u>14,460,750</u> |
| c. Improvements (Tenant): | \$ <u>5,734,800</u> |
| d. Machinery & Equipment: | \$ _____ |
| e. Furniture & Fixtures: | \$ _____ |
| f. Inventory: | \$ _____ |
| Total New Project Investment: | \$ <u>20,195,550</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).

This project has experienced a significant increase in material and labor costs which have created a financial gap. Without the support from the City of Hudson through the CRA tax abatement program, construction of the project will not be feasible based upon information communicated by the prospective tenants. This project will bring significant job creation to the City as well as potential new residents, generating new tax revenues.

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.

UYS Properties, LLC
Name of Property Owner

January 14, 2021
Date

DocuSigned by:

CE1EZA350E4449A
Signature

Dr. Robert Kent, Principal
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.

UYS Properties, LLC - Tenant Jobs and Payroll Details

Total Relocated and New Jobs Created								
Year	Current Jobs - Relocated Within Hudson	Current Relocated Jobs - Outside of Hudson but Within Summit County (New)	New Jobs Per Year	Total Jobs	Current Payroll - Relocated Within Hudson	Current Payroll - Relocated Outside of Hudson but Within Summit County (New)	New Payroll Per Year	Total Payroll
2022	31.80	21.60	13.82	67.22	\$ 3,232,387	\$ 2,907,010	\$ 1,048,765	\$ 7,188,162
2023	-	-	5.40	72.62	\$ -	\$ -	\$ 913,000	\$ 8,101,162
2024	-	-	3.00	77.62	\$ -	\$ -	\$ 216,000	\$ 8,317,162
2025	-	23.00	3.00	105.62	\$ -	\$ 5,397,358	\$ 670,000	\$ 14,384,520
2026	-	-	3.00	108.62	\$ -	\$ -	\$ 135,000	\$ 14,519,520
Total	31.80	44.60	32.22	108.62	\$ 3,232,387	\$ 8,304,368	\$ 2,982,765	\$ 14,519,520

Tenant #1 Relocated and New Jobs Created								
Year	Current Jobs - Relocated Within Hudson	Current Relocated Jobs - Outside of Hudson but Within Summit County (New)	New Jobs Per Year	Total Jobs	Current Payroll - Relocated Within Hudson	Current Payroll - Relocated Outside of Hudson but Within Summit County (New)	New Payroll Per Year	Total Payroll
2022	12.00	21.60	-	33.60	\$ 1,048,950	\$ 2,907,010	\$ -	\$ 3,955,960
2023	-	-	2.40	36.00	\$ -	\$ -	\$ 808,000	\$ 4,763,960
2024	-	-	2.00	38.00	\$ -	\$ -	\$ 95,000	\$ 4,859,960
2025	-	-	2.00	40.00	\$ -	\$ -	\$ 550,000	\$ 5,409,960
2026	-	-	-	40.00	\$ -	\$ -	\$ -	\$ 5,409,960
Total	12.00	21.60	6.40	40.00	\$ 1,048,950	\$ 2,907,010	\$ 1,454,000	\$ 9,409,960

Tenant #2 Relocated and New Jobs Created								
Year	Current Jobs - Relocated Within Hudson	Current Relocated Jobs - Outside of Hudson but Within Summit County (New)	New Jobs Per Year	Total Jobs	Current Payroll - Relocated Within Hudson	Current Payroll - Relocated Outside of Hudson but Within Summit County (New)	New Payroll Per Year	Total Payroll
2022	3.80	-	10.82	14.62	\$ 323,966	\$ -	\$ 943,765	\$ 1,267,731
2023	-	-	-	14.62	\$ -	\$ -	\$ -	\$ 1,267,731
2024	-	-	-	14.62	\$ -	\$ -	\$ -	\$ 1,267,731
2025	-	-	-	14.62	\$ -	\$ -	\$ -	\$ 1,267,731
2026	-	-	-	14.62	\$ -	\$ -	\$ -	\$ 1,267,731
Total	3.80	0.00	10.82	14.62	\$ 323,966	\$ -	\$ 943,765	\$ 1,267,731

Tenant #3 Relocated and New Jobs Created								
Year	Current Jobs - Relocated Within Hudson	Current Relocated Jobs - Outside of Hudson but Within Summit County (New)	New Jobs Per Year	Total Jobs	Current Payroll - Relocated Within Hudson	Current Payroll - Relocated Outside of Hudson but Within Summit County (New)	New Payroll Per Year	Total Payroll
2022	16.00	-	3.00	19.00	\$ 1,859,471	\$ -	\$ 105,000	\$ 1,964,471
2023	-	-	3.00	22.00	\$ -	\$ -	\$ 105,000	\$ 2,069,471
2024	-	-	3.00	25.00	\$ -	\$ -	\$ 120,000	\$ 2,189,471
2025	-	23.00	3.00	51.00	\$ -	\$ 5,397,358	\$ 120,000	\$ 7,706,829
2026	-	-	3.00	54.00	\$ -	\$ -	\$ 135,000	\$ 7,841,829
Total	16.00	23.00	15.00	54.00	\$ 1,859,471	\$ 5,397,358	\$ 585,000	\$ 7,841,829

The above jobs and payroll information was completed in the format of current W-2 employees as Full Time Equivalents, based on a 2,080 hour year