

Tax Incentive Review Council - 2019 Incentive Minutes - February 26, 2020

Convened 8:00 a.m. Adjourned 9:56 a.m.

1140 Terex Rd - City Manager Conference Room

Community Reinvestment Area Incentive (CRA)

Members Present: Jim Stifler, Chief Economic Officer; Jeff Knoblauch, Finance Director
 Bill Wooldredge, Council-At-Large; Nicole Alverson, Hudson Chamber of Commerce President;
 Dave Zuro, Hudson School Board President; Phillip Button, Hudson Schools Treasurer
 Stacy Vavruska, Summit County Fiscal Office

Company	Incentive Approved	Term	Tax Year	Collection Year	Project	Employee Benchmarks	Payroll Benchmark	Vote	Notes
Mental Health Partners, LLC dba Assurance Health EXEMPT PARCEL: 30-10162 PARCEL W/VALUE: 30-10253	2/7/2017	50%, 15 years	2018-2032	2019-2033 (ending on 12/31/2033)	Construction of 13,250 s.f. medical facility building	Create 45 FTEs within 5 months after completion of new facility	\$3,200,000	Bill Wooldredge - motion to CONTINUE. Second by Dave Zuro. Vote - all yea. Motion carried.	Nice growth trajectory. Co. now very stable
ForTec Medical EXEMPT PARCEL: 30-09750 PARCEL W/VALUE: 30-10249	1/17/2017	100%, 15 years	2018-2032	2019-2033 (ending on 12/31/2033)	Construction of 70,000 s.f. corporate national headquarters facility	Retain 70 FTEs and 13 PTEs, create 50 new FTEs within 60 months of occupancy	\$8,500,000 annual payroll of existing jobs - additional \$835,000 for 50 new FTEs	Dave Zuro - motion to CONTINUE. Second by Bill Wooldredge. Vote - all yea. Motion carried.	Tremendous growth
Hudson 21, LLC EXEMPT PARCEL: 30-10162 PARCEL W/VALUE: 30-10253	10/18/2016	50%, 15 years	2019-2033	2020-2034 (ending on 12/31/2034)	Construct a 21,600 sq.ft. commercial/industrial facility in Hudson Crossings	Create 50 new FTEs within 36 months of the completion of the facility	\$1,300,000.00	Bill Wooldredge - motion to CONTINUE. Second by Dave Zuro. Vote - all yea. Motion carried.	on track to meet payroll goal
Hudson 125, LLC EXEMPT PARCEL: 30-10146 PARCEL W/VALUE: 30-10248	6/19/2016	100%, 15 years	2018-2032	2019-2033 (ending on 12/31/2033)	Construct a 125,000 sq.ft. commercial/industrial facility in Hudson Crossings	Create 60 new FTEs within 36 months of the completion of the facility	\$3,000,000.00	Bill Wooldredge - motion to CONTINUE. Second by Dave Zuro. Vote - all yea. Motion carried.	exceeded targets immediately
RAMCO, LLC EXEMPT PARCEL: 30-10059 PARCEL W/VALUE: 30-10156	2/3/2015	100%, 15 years	2016-2030	2017-2031 (ending on 12/31/31)	Construction of 165,000 sf building	Retain 120 FTEs, create 20 new FTEs within 48 months after occupancy	\$6,100,000	Dave Zuro - motion to CONTINUE. Second by Bill Wooldredge. Vote - all yea. Motion carried.	strong , steady, now global
Face-Off, LLC (DBA Boxout, LLC) EXEMPT PARCEL: 30-09929 PARCEL W/VALUE: 30-09955	8/10/2010	100%, 15 years	2012-2026	2013-2027 (ending on 12/31/27)	Construction of a 62,000 sf HQ and Distribution Center in Hudson Crossings. The company committed to an investment of \$5M for the construction	Create 140 FTEs within 36 months of occupancy	\$6,700,000	Bill Wooldredge - motion to CONTINUE. Second by Dave Zuro. Vote - all yea. Motion carried.	tremendous growth

Job Creation Grants

<u>Company</u>	<u>Incentive Approved</u>	<u>Term</u>	<u>Tax Year</u>	<u>Payment Year</u>	<u>Project</u>	<u>Employee Benchmarks</u>	<u>Payroll Benchmark</u>	<u>Vote</u>	<u>Notes</u>
Boxout, LLC	5/19/2010	8 years - 50% of income tax paid by new employees	2012-2019	2013-2020	Construction of a 62,000 sf HQ and Distribution Center in Hudson Crossings. The company committed to an investment of \$5M for the construction	Create 140 FTEs within 36 months of occupancy	\$6,700,000	Bill Wooldredge - motion to CONTINUE. Second by Dave Zuro. Vote - all yea. Motion carried.	This is the last year for this incentive. Wildly outperformed their promises. Tremendous growth
Yxlon International	6/4/2014	5 years - 30% of income tax paid by new employees	2015-2019	2016-2020	Lease and equip 11,185 sq. ft. of office space at 5675 Hudson Industrial Parkway to house operation and associated office facilities	Create 15 FTEs within 16 months	\$1,340,000	Bill Wooldredge - motion to CONTINUE. Second by Dave Zuro. Vote - all yea. Motion carried.	This is the last year for this incentive.
Argos Health, Inc. (CompMed Analysis)	10/13/2015	4 years - 25% of income tax paid by new employees	2016-2019	2017-2020	Growing operations and creating additional employment opportunities within Hudson boundaries	Create 10 FTEs and 11 PTEs within 36 months	\$500,000	Bill Wooldredge - motion to CONTINUE. Second by Dave Zuro. Vote - all yea. Motion carried.	This is the last year for this incentive.
OnSearch Partners	10/23/2018	6 years - 50% of income tax paid by new employees	2019 - 2024	2020-2025	Company is leasing approx. 7,000 ft of office space at 102 First St.	Create 20 new FTEs within 36 months	\$2,360,000	Bill Wooldredge - motion to CONTINUE. Second by Dave Zuro. Vote - all yea. Motion carried.	Very strong growth

Upcoming for 2020:

- CRA- Option Care
- CRA - CEIA USA, Ltd.
- JCG - E-tactics