



# City of Hudson, Ohio

## Staff Report

File Number: 21-112

Meeting Date: 10/5/2021

Version: 2

Status: Consent Agenda Ready

In Control: City Council

File Type: Resolution

### **A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE TERM OF THE COMMUNITY REINVESTMENT ACT AGREEMENT WITH MANNESCHI & BENEDETTI, LLC AND CEIA USA, LTD.**

**Brief Description:** This Resolution will authorize amendment of the term for the Community Reinvestment Act with Manneschi & Benedetti, LLC and CEIA USA, Ltd. for parcel #6 on Hudson Industrial Parkway.

#### **Legislative History**

Resolution No. 18-133, authorized a CRA Agreement with Manneschi & Benedetti, LLC and CEIA USA, Ltd., located at parcel #6 of Hudson Industrial Parkway; adopted September 18, 2018.

Resolution No. 18-134, authorized a Tax Sharing Agreement between the City and the Hudson City School District related to CRA Agreement with Manneschi & Benedetti, LLC and CEIA USA, Ltd.; adopted September 18, 2018 (Hudson City Schools authorized the tax sharing agreement at their board meeting on September 10, 2018).

#### **Purpose & Explanation**

This Resolution will authorize the amendment of term of the CRA Agreement from Manneschi & Benedetti, LLC, and CEIA USA, Ltd., due to construction delays during the year 2020 due to the COVID-19 pandemic.

#### **Timing Considerations**

Staff anticipates approval of this matter by the Board of Education on October 11, 2021 and requests that this Resolution be placed on City Council's Consent Agenda on October 5, 2021. The Resolution will be effective 30 days after passage.

#### **Fiscal Impact**

- ☐ Currently Budgeted
- ☐ Supplemental Appropriation Required
- ☒ Appropriation Not Required.

#### **Suggested Action**

Staff recommends that Hudson City Council approve this Resolution, allowing the City Manager to approve the amendment of the term of the Community Reinvestment Agreement with Manneschi & Benedetti, LLC and CEIA USA, Ltd.

#### **Submitted by,**

Jane Howington, City Manager

James Stifler, Economic Development Director

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE  
TERM OF THE COMMUNITY REINVESTMENT ACT AGREEMENT WITH  
MANNESCHI & BENEDETTI, LLC AND CEIA USA, LTD.

WHEREAS, on September 18, 2018, this Council passed Resolution No. 18-133 to authorize a Community Reinvestment Act Agreement ("Agreement") with Manneschi & Benedetti Properties, LLC and CEIA USA, LTD to support the construction of a commercial building in the Hudson Crossing Business Park, which was subsequently entered into between Manneschi & Benedetti, CEIA USA, and the City; and

WHEREAS, as originally contemplated in the Agreement, the construction was to be completed during the year 2019; and

WHEREAS, due to unforeseen circumstances concerning the COVID-19 Pandemic, the timeframe for construction and job creation that was originally contemplated in the Agreement was pushed back; and

WHEREAS, due to the above-described unforeseen circumstances surrounding the COVID-19 Pandemic, this Council finds and concludes that the term of the Agreement shall be amended such that the 15-year tax exemption in the Agreement shall begin with tax year 2021 (not due and payable until year 2022); and

WHEREAS, the Hudson City School District has consented to the amendment of the term of the Agreement described above.

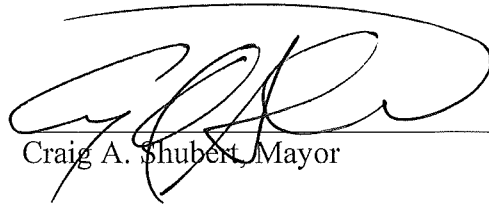
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Hudson, County of Summit, State of Ohio, that:

Section 1: Subject to receipt of written consent of the assignment from the Hudson City School District, the City Manager is authorized to amend the term of the Agreement to provide that the 15-year tax exemption shall begin with tax year 2021 (not due and payable until year 2022) but no exemption shall extend beyond tax year 2035 (not due and payable until year 2036).


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: October 5, 2021

  
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Craig A. Shubert, Mayor

ATTEST:

  
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Elizabeth Slagle, Clerk of Council

I certify that the foregoing Resolution No. 21-112 was duly passed by the Council of said Municipality on October 5, 2021.

  
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Elizabeth Slagle, Clerk of Council