



ECONOMIC DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

**Tax Incentive Review Council
Annual Meeting
THURSDAY, MARCH 5 – 8:00 a.m.**

Members Present: Dr. Mike Bird, Councilman; Natalie Buynak, Hudson Chamber of Commerce; Thomas Sheridan, City Manager; Jeff Knoblauch, Assistant City Manager – Finance; Dexter James, Citizen Representative; Jay Curry, Summit County Fiscal Office, Phillip Butto, Chief Financial Officer & Treasurer Hudson City Schools (Board of Education Appointed Representative)

Others Present: Katie Behnke, Economic Development Manager; Charles Michalec, Summit County Fiscal Office; Business Representatives as listed below for their presentation time only.

8:00 a.m. **Meeting Called to Order.** All members were present.

8:15 a.m. **CRA - ForTec Medical, Inc.**

Address: 6245 Hudson Crossing Parkway, Hudson, OH 44236

Presenting: David Henison, Chief Financial Officer

Discussion: Mrs. Behnke summarized the incentive is a 100%, fifteen-year Community Reinvestment Area in its eighth year of review. The 2025 FTEs met the commitment, and the payroll dollars exceeded the commitment. Mr. Henison commented that the business continues to grow top and bottom line and is forecasted to continue for the next several years. The company purchased the land directly to the south of the existing facility to accommodate an additional 50,000 SF addition to their existing 70,000 SF building with the intent to break ground in 2026 with occupancy intended for 2027.

8:30 a.m. **CRA – Aurora 6279 Hudson, LLC**

Address: 6279 Hudson Crossing Parkway, Hudson, OH 44236

Tenants: Alpha Technologies

Presenting: Morning Calm Management: Craig Luther, Property Manager; Steve Filosa, Managing Director

Discussion: Mrs. Behnke summarized the incentive is a 100%, fifteen-year Community Reinvestment Area in its eighth year of review. This property has far exceeded the FTE and payroll commitments in each of year reviewed. Mr. Luther confirmed that a tenant, Temprecision International, has been secured for the space previously occupied by Universal Screen Arts. This tenant is expected to add approximately \$2,500,00 of payroll and 40 FTEs for their nine months of occupancy in 2026 and take occupancy in April 2026.

8:45 a.m. **CRA - RAMCO, LLC**

Address: 5445 Hudson Industrial Parkway, Hudson, OH 44236

Presenting (Notes Provided Due To Travel Conflict): Bob Businger, Corporate Controller

Discussion: Mrs. Behnke summarized the incentive is a 100%, fifteen-year Community Reinvestment Area in its tenth year of review. The business is short of the FTE commitment for 2025 but has far exceeded the payroll commitment. The business will be relocating 60 employees for \$3,250,000 from a facility in Michigan in 2026.

- 9:00 a.m. CRA – WBC Group, LLC (dba Boxout)**
Address: 6333 Hudson Crossing Parkway, Hudson, OH 44236
Presenting: Ken Kramer, Chief Financial Officer
Discussion: Mrs. Behnke summarized the incentive is a 100%, fifteen-year Community Reinvestment Area in its fourteenth year of review. The business reported payroll dollars in excess of the agreement commitment. As 2026 will be the final year of the incentive, this will be final TIRC review of this incentive. Mr. Kramer noted that employees report into the office 2-3 per week post-pandemic and is investing heavily in automation and optimization strategies to gain more efficiency from their distribution center.
- 9:15 a.m. CRA - TJE Real Estate, LLC (dba GEMCORE)**
Address: 5640 Hudson Industrial Parkway, Hudson, OH 44236
Presenting: Matt Edwards, Chief Operating Officer; David Lewis, Chief Financial Officer
Discussion: Mrs. Behnke summarized the incentive is a 50%, fifteen-year Community Reinvestment Area in its fifth year of review. The business reported payroll in excess of agreement commitment. Mr. Edwards noted that the company constructed a new 10,000 SF free-standing pharmacy building on their site in 2025 which employees 15-16 FTEs.
- 9:30 a.m. JCG - PartsSource**
Address: 50 Executive Parkway
Presenting: Matt Weisenburger, Senior Corporate Counsel
Discussion: Mrs. Behnke summarized the incentive is a 100%, ten-year Job Creation Grant in its first year of review. The business reported payroll dollars in excess of the agreement commitment. Mr. Weisenburger noted that the company recently executed a lease for the lower level of their building and intends to grow operations in Hudson.
- 9:45 a.m. CRA – UYS Properties (dba Western Reserve Hospitals)**
Address: 231 Seasons Road, Hudson, OH 44236
Presenting: Mark Bosko, VP of Marketing and Public Relations
Discussion: Mrs. Behnke summarized the incentive is a 50%, fifteen-year Community Reinvestment Area in its second year of review. The building serves three tenants, Western Reserve Hospitals, Unity Health Network, and University Hospitals. The combined tenants have exceeded the committed payroll and headcount per the incentive agreement. Mr. Bosko confirmed that the network intends to move more specialty services to the site and anticipates achieving the \$14.5M payroll commitment at full ramp up in 2028.
- 10:00 a.m. CRA - Manneschi & Benedetti Properties, LLC & CEIA USA, LTD.**
Address: 6333 Hudson Crossing Parkway, Hudson, OH 44236
Presenting: Bruno Carano, Chief Financial Officer
Discussion: Mrs. Behnke summarized the incentive is a 50%, fifteen-year Community Reinvestment Area in its fifth year of review. The business far exceeded the FTE and payroll dollar commitment for 2025. A building addition is underway and expected to be completed in July 2026 which will increase the footprint from 116,000 SF to 300,000 SF.
- 10:15 a.m. JCG – FleetHQ Partners, LLC (dba Fleet Response)**
Address: 695 Boston Mills Road, Hudson, OH 44236
Presenting: Mark Genger, Chief Financial Officer
Discussion: Mrs. Behnke summarized the incentive is a 50%, ten-year Jobs Creation Grant in its fourth year of review. The 2025 headcount and payroll dollars both exceeded the commitments in the agreement. Mr. Genger noted that additional headcount growth is expected in 2026 and a Human Resources Manager has been onboarded to facilitate that process.

- 10:30 a.m. JCG – Cleveland Steel Container Corporation**
Address: 100 Executive Parkway, Hudson, OH 44236
Presenting: Jeff Vinci, Vice President & Corporate Controller
Discussion: Mrs. Behnke summarized the incentive is a 50%, nine-year Jobs Creation Grant in its third year of review. The 2025 FTEs and payroll dollars exceed the commitment. Mr. Vinci confirmed that employees are fully in the office, with no remote work options offered.
- 10:45 a.m. JCG – Base Holdings, LCC and Open Practice Solutions, LTD (dba Etactics)**
Address: 300 Executive Parkway West, Suite 300, Hudson, OH 44236
Presenting: Carl DeSiato, Chief Financial Officer, Tim Drake, Chief Executive Officer
Discussion: Mrs. Behnke summarized the incentive is a 50%, nine-year Jobs Creation Grant in its fourth year of review. The 2025 FTEs and payroll dollars exceeded the commitment. Mr. Drake commented that they've experienced a strong talent pool in Hudson.
- 11:00 a.m. CRA - Mental Health Partners Hudson LLC (dba Assurance Health)**
Address: 6260 Hudson Crossing Parkway, Hudson, OH 44236
Presenting: Sarah Modine, Chief Financial Officer
Discussion: Mrs. Behnke summarized the incentive is a 50%, fifteen-year Community Reinvestment Area in its eighth year of review. The business reported FTE and payroll dollars below the agreement commitment. Ms. Modine noted that the Hudson facility CEO (Facility Administrator) and Director of Nursing roles were vacant for a significant portion of 2025 which was a primary driver of the decrease in payroll. Additionally, nursing turnover negatively impacted payroll and the ability to admit patients to all the beds. A Facility CEO has been hired and the company continues to recruit for the Director of Nursing position with an interim professional assigned in the interim. Ms. Modine believes that the facility will be on track for the committed payroll in 2026.

The Tax Incentive Review Council deliberated on each incentive and the following actions were taken:

Incentive Held By	Recommendation	Motion	Second	Absent	Abstained	Opposed
ForTec Medical, Inc.	Continuance	James	Bird	None	None	None
Aurora 6279 Hudson, LLC	Continuance	Curry	Butto	None	None	None
Mental Health Partners Hudson LLC	Continuance	Sheridan	James	None	None	None
WBC Group, LLC	Continuance	James	Curry	None	None	None
TJE Real Estate, LLC	Continuance	Sheridan	Curry	None	James	None
PartsSource	Continuance	Bird	Butto	None	None	None
Manneschi & Benedetti Properties, LLC	Continuance	Sheridan	James	None	None	None
UYS Properties	Continuance	James	Knoblauch	None	None	None
FleetHQ Partners	Continuance	Bird	Curry	None	None	None
Cleveland Steel Container Corporation	Continuance	Curry	Sheridan	None	None	None
Base Holdings, LLC and Open Practice Solution LTD	Continuance	Bird	Knoblauch	None	None	None
RAMCO, LLC	Continuance	James	Sheridan	None	None	None

Note, Mr. James abstained from vote on the incentive for TJE Real Estate as he has a business relationship with the company. Mrs. Behnke summarized the motions and the Tax Incentive Review Council moved to vote. All yeas aside from members noted as absent or abstained above. Motion carried.

11:10 a.m. Review of Incentives Not Requiring Recommendation.

The following incentives do not require a recommendation to City Council as described below.

Agreements in Final Year:

None

Agreements Executed, Not Yet Active:

KELTEC Technolab (2026 First Full Year of Occupancy)

Charter Spectrum (2026 First Full Year of Occupancy)

Agreements Terminated Since Last Meeting:

None

11:15 a.m. Meeting Adjourned.