

RESOLUTION NO. 2017 - 02

**LEWISBURG, OHIO, RESOLUTION ACCEPTING THE 2016 COMMUNITY REINVESTMENT AREA ANNUAL REPORT**

That Whereas, the Village of Lewisburg, Ohio, Legislative Authority annually reviews its Community Reinvestment Area Annual Report;

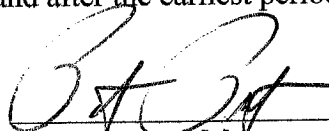
**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF LEWISBURG, PREBLE COUNTY, OHIO, AS FOLLOWS:**

**Section 1.** The 2016 Community Reinvestment Area Annual Report as submitted by the Housing Officer, Richard V. Faber, Jr., is affirmed and accepted.

**Section 2.** The Housing Officer is directed to send a copy of this Resolution with attached Annual Report to the Ohio Development Services Agency, the Preble County Commissioners, The Tri-County North Local School District Board of Education, the Miami Valley Career Technology Center Board of Education, DM Tool & Plastics, Inc., Pratt Industries, Inc./Pratt (Lewisburg Corrugating) LLC, Ohio Department of Taxation, and the Preble County Auditor. Said transmission shall be mailed or delivered or transmitted to comply with the annual reporting requirements as mandated by state law.

**Section 3.** This Resolution shall be effective from and after the earliest period allowed by law.

Dated: 3-16-17

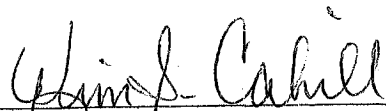
  
\_\_\_\_\_  
Mayor

Attest:   
\_\_\_\_\_  
Clerk of Council

D1102

**CERTIFICATION OF CLERK OF COUNCIL**

I, Kim S. Cahill, am the duly appointed Clerk of Council of the Village of Lewisburg, Preble County, Ohio, and I hereby certify that the above Resolution and 12 pages of Annual Report are a true and accurate copy or duplicate original of the original record filed in my office this 16<sup>th</sup> day of March, 2017.

  
\_\_\_\_\_  
Kim S. Cahill, Clerk of Council



2016 CRA AREA ANNUAL REPORT

(formerly Section A&B Report)

GENERAL AREA INFORMATION

Community Reinvestment Area Number: 135-02185-01 County: Preble

1. Date Community Reinvestment Area (CRA) Certified: 06/10/1998

2. State the population of the CRA according to the most recent data (2000 census): 1798

3. Chronologically list the date(s) the CRA was formally amended: 05/31/2012

4. Identify the average unemployment for the County or Municipal Corporation (if available) for each calendar year since the area was certified. 1998-4%, 1999-3.9%, 2000-3.7%, 2001-4.7%, 2002 onward-unavailable, but generally was over 5%

CUMULATIVE AGREEMENT INFORMATION

- 1. The total number of CRA Agreements entered into since certification of the area: 3
2. The total number of CRA Agreements in effect as of 12/31/2016: 2
3. The total number of enterprises:
a. Subject to CRA Agreements (including both operating companies and developer/lessor investors receiving tax benefits): 2
b. Subject to CRA Agreements that have expanded in the Area (see Section C for itemization): 2
4. The total number of CRA Agreements approved by the applicable legislative authority during the calendar year (2016): 0
5. The total number of CRA Agreements executed during the calendar year (2016): 0
6. The total number of CRA Agreements that:
a. Expired during the calendar year (2016): 0
b. Are scheduled to expire during the calendar year in which the report is submitted (2016): 0

Section B con't on next page

**CRA Agreement Information Continued**

7. Tax Incentive Review Council:

- a. The total number of CRA Agreements reviewed by the TIRC in 2016: 2
- b. The total number of CRA Agreements determined to be in compliance: 2
- c. The total number of CRA Agreements determined to be in non-compliance: 0
- d. After formal review, the total number of CRA Agreements for which the TIRC made recommendations to the legislative authority: 2
- e. The total number of CRA Agreements for which the legislative authority did not follow the recommendation of the TIRC: 0
- f. The total number of CRA Agreements rescinded during 2016: 0
- g. The total number of CRA Agreements modified during 2016: 0

8. The total number of full-time permanent (FTP) jobs

- a. Retained as a result of the CRA Agreements: 27
- b. Created as a result of the CRA Agreements: 177
- c. Committed in the CRA Agreements: 167

9. The total number of enterprises subject to CRA Agreements that closed or reduced employment at:

- a. Another site within the state of Ohio for the primary purpose of locating at the CRA Agreements' specific location: 0
- b. Any location outside the state of Ohio for the primary purpose of locating at the CRA Agreements' specific location: 0
- c. The number of full-time permanent employees relocated and retained within Ohio by the business pursuant to 9a above: 0

I CERTIFY THAT THE ABOVE INFORMATION IS THE MOST RECENT AND ACCURATE DATA AVAILABLE.

Please File Online, NO paper copies will be accepted

Richard V. Faber, Jr.  
Signature of Housing Officer

March 16, 2017  
Date

Richard V. Faber, Jr.  
Housing Officer (135-02185-01)  
Typed Name and Title



SPECIFIC CRA AGREEMENT/PROJECT STATUS REPORT - 2016

CRA# 135-02185-01 Agreement # 12-001

Please provide the appropriate information for the following questions pertaining to each CRA project. Review each question filling in missing or inaccurate information.

1. Name the business(s) party to the CRA Agreement: DM Tool & Plastics, Inc.

2. Name the Local Governmental Jurisdiction(s) where the project is located: County: Preble

City, Municipality, or Township: Village of Lewisburg

Local School District: The Tri-County North Local School District

3. List the CRA Agreement:

a. Execution Date July 19, 2012

b. Expiration Date December 31, 2028

c. Amendment date(s) (please list all) N/A

4. State the baseline total full-time permanent employment of the enterprise:

a. At the facility prior to the CRA agreement: 27 Payroll: \$990,000.00

b. In Ohio prior to the CRA agreement: 27

5. Did the enterprise close or reduce employment at another site:

a. Within Ohio as a result of this agreement? (Y or N): N If yes, note community(s) and the number of full-time permanent jobs effected: Community: N/A

Jobs: N/A

b. Outside Ohio as a result of this agreement? (Y or N): N If yes, note the state and number of full-time permanent jobs effected: State: N/A

Jobs: N/A

6. Number of full-time permanent jobs committed to create and/or retain within the CRA agreement

Retain: 27

Create: 0

7. Note the job creation period in months outlined within the CRA Agreement (#months): N/A

8. The estimated annual payroll attributed to the new and/or retained employees pursuant to question 6:

Retain Payroll: \$990,000.00 (commitment)

New Payroll: \$513,392.00 (additional)

9. State the enterprise's total project investment commitment and the total investment eligible (if different from the total commitment) for tax exemptions as specified in the CRA Agreement:

Real Property: \$1,200,000.00

Eligible for exemption: \$1,200,000.00

10. State the tax exemption rates and terms granted to the business under the CRA Agreement: 100 % 15 yrs.

**Actual CRA Project Information as of December 31, 2016**

**Project still under construction?** \_\_\_\_\_ **Yes** \_\_\_\_\_ **No**  
**If yes, supply construction wages:** \_\_\_\_\_ **N/A** \_\_\_\_\_ **X** \_\_\_\_\_

11. State the total permanent full-time employees employed by the enterprise at the CRA project for the following categories:
- a. As of 12/31/2016: \_\_\_\_\_ 41
  - b. New jobs created attributed to the CRA Agreement: \_\_\_\_\_ 14
  - c. Jobs retained attributed to the CRA Agreement: \_\_\_\_\_ 27
12. Identify **total actual annual payroll** as of 12/31/2016 **attributed to the new employment (11b)** resulting from the CRA Agreement: \$ 300,000.00 (approximate)
13. a. State the project investment level **achieved** as of 12/31/2016:
- Real Property:* \$ 1,200,000.00
  - Real Property Eligible for Exemption:* \$ 1,200,000.00
  - Personal Property:* \$ 0.00
- b. Identify total **actual** project tax revenue amounts at the project site for the **most recent calendar year (2016)** (revenues should be reflective of values in question 13a above) (use best available information):
- Real Property Taxes Paid:* \$ 0.00
  - Real Property Taxes forgone (business savings for most current year):* \$ 14,132.00
  - Personal Property Taxes Paid:* \$ 0.00
  - Local Corporate Income Taxes Paid:* \$ 0.00
- c. Identify total **actual** project tax revenue amounts at project site over the **term** of the CRA through December 31, 2016 (use best available information):
- Cumulative Real Property Taxes Paid:* \$ 0.00
  - Cumulative Real Property Taxes Forgone (total business savings to date):* \$ 50,874.00
  - Cumulative Personal Property Taxes Paid:* \$ 0.00
  - Cumulative Local Corporate Income Taxes Paid:* \$ 22,495.00
- d. State the total estimate value of any other incentive provided by the local authorities under the CRA: \$ 0.00
14. Date of most recent Tax incentive Review Council (**TIRC**) review of this project: \_\_\_\_\_ March 13, 2017
- a. TIRC recommendations from most recent compliance review: \_\_\_\_\_ compliance/continue
  - b. Local government action/status: \_\_\_\_\_ compliance/continue

**CERTIFICATION OF INFORMATION**

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the CRA project as of December 31, 2016.

**ENTERPRISE'S AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_ Robert B. Meyer \_\_\_\_\_ 2-23-17  
 Signature Date

DM Tool & Plastics, Inc., By: Robert B. Meyer,  
 \_\_\_\_\_  
 Typed Name/Title Vice-President

**COMMUNITY AUTHORIZED REPRESENTATIVE:** \_\_\_\_\_ Richard V. Faber, Jr. \_\_\_\_\_ 2/23/17  
 (CRA Housing Officer or C.E.O. of local government) Signature Date

Richard V. Faber, Jr., Housing Officer (135-02185-01)  
 \_\_\_\_\_  
 Typed Name/Title



SPECIFIC CRA AGREEMENT/PROJECT STATUS REPORT – 2016

CRA# 135-02185-01 Agreement # 13-001

Please provide the appropriate information for the following questions pertaining to each CRA project. Review each question filling in missing or inaccurate information.

1. Name the business(s) party to the CRA Agreement: Pratt (Lewisburg Corrugating) LLC, et al per CRA Agreement

2. Name the Local Governmental Jurisdiction(s) where the project is located: County: Preble

City, Municipality, or Township: Village of Lewisburg

Local School District: The Tri-County North Local School District

3. List the CRA Agreement:

a. Execution Date July 18, 2013

b. Expiration Date December 31, 2029

c. Amendment date(s) (please list all) N/A

4. State the baseline total full-time permanent employment of the enterprise:

a. At the facility prior to the CRA agreement: 0 Payroll: \$0.00

b. In Ohio prior to the CRA agreement: 396

5. Did the enterprise close or reduce employment at another site:

a. Within Ohio as a result of this agreement? (Y of N): N If yes, note community(s) and the number of full-time permanent jobs effected:

Community: N/A

Jobs: N/A

b. Outside Ohio as a result of this agreement? (Y or N): N If yes, note the state and number of full-time permanent jobs effected:

State: N/A

Jobs: N/A

6. Number of full-time permanent jobs committed to create and/or retain within the CRA agreement

Retain: 0

Create: 140

7. Note the job creation period in months outlined within the CRA Agreement (#months): 36

8. The estimated annual payroll attributed to the new and/or retained employees pursuant to question 6:

Retain Payroll: 0

New Payroll: \$8,000,000.00

9. State the enterprise's total project investment commitment and the total investment eligible (if different from the total commitment) for tax exemptions as specified in the CRA Agreement:

Real Property: \$15,000,000.00

Eligible for exemption: \$15,000,000.00

10. State the tax exemption rates and terms granted to the business under the CRA Agreement: 100 % 15 yrs.

Actual CRA Project Information as of December 31, 2016

Project still under construction? Yes No
If yes, supply construction wages: N/A

- 11. State the total permanent full-time employees employed by the enterprise at the CRA project for the following categories:
a. As of 12/31/2016: 163
b. New jobs created attributed to the CRA Agreement: 163
c. Jobs retained attributed to the CRA Agreement: 0
12. Identify total actual annual payroll as of 12/31/2016 attributed to the new employment (11b) resulting from the CRA Agreement: \$ 7,494,244.00
13. a. State the project investment level achieved as of 12/31/2016:
Real Property: \$ 15,000,000.00
Real Property Eligible for Exemption: \$ 15,000,000.00
Personal Property: \$ 43,008,720.00
b. Identify total actual project tax revenue amounts at the project site for the most recent calendar year (2016) (revenues should be reflective of values in question 13a above) (use best available information):
Real Property Taxes Paid: \$ 15,643.00
Real Property Taxes forgone (business savings for most current year): \$ 164,886.00
Personal Property Taxes Paid: \$ 0.00
Local Corporate Income Taxes Paid: \$ 0.00
c. Identify total actual project tax revenue amounts at project site over the term of the CRA through December 31, 2016 (use best available information):
Cumulative Real Property Taxes Paid: \$ 24,777.00
Cumulative Real Property Taxes Forgone (total business savings to date): \$ 491,646.00
Cumulative Personal Property Taxes Paid: \$ 0.00
Cumulative Local Corporate Income Taxes Paid: \$ 0.00
d. State the total estimate value of any other incentive provided by the local authorities under the CRA: \$ 0.00
14. Date of most recent Tax incentive Review Council (TIRC) review of this project: March 13, 2017
a. TIRC recommendations from most recent compliance review: compliance/continue
b. Local government action/status: compliance/continue

CERTIFICATION OF INFORMATION

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the CRA project as of December 31, 2016.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE: Tamara Kercher 02/27/2017
Signature Date
Tamara Kercher, Controller
Typed Name/Title

COMMUNITY AUTHORIZED REPRESENTATIVE: Richard V. Faber, Jr. 02/27/2017
Signature Date
Richard V. Faber, Jr., Housing Officer (135-02185-01)
Typed Name/Title

# Preble County Auditor

Courthouse, 2<sup>nd</sup>  
Floor

## Lavon Wright

Phone: 937-456-8148

PO Box 361

937-456-8108

101 E Main St.

February 8, 2017

RICHARD V FABER, JR  
ATTORNEY AND COUNSELOR AT LAW  
200 N COMMERCE STREET  
LEWISBURG OH 45338

RE: COMMUNITY RE-INVESTMENT AREA (CRA)

Mr. Faber,

Please be informed our CRA information as of February 8, 2017 is as follows:

D M TOOL & PLASTICS INC:

D13001205200007710

Real Estate Taxes (Abated)-Current Annual YR	\$14,131.83
Cumulative Real Estate Taxes Foregone (Abated)	\$50,874.79

PRA LLC (AKA PRATT INDUSTRIES):

D13001204200001710

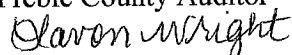
Real Estate Taxes (Abated)-Current Annual YR	\$164,886.10
Cumulative Real Estate Taxes Foregone (Abated)	\$491,646.31

Thank you for your attention to this matter.

Sincerely,

Lavon Wright

Preble County Auditor



Z:BOARDS:TIRC:FABER LETTER 2017



## **Community Reinvestment Area Agreement Housing Officer's 2016 Report**

The following is a status report as of December 31, 2016, of the Community Reinvestment Area Agreement between the Village of Lewisburg and DM Tool & Plastics, Inc., dated July 19, 2012 (CRA #135-02185-01 Agreement #12-001).

The business, which is hereinafter called "DM Tool", received a 15 year and 100% real estate tax exemption [County, Village, Township, and School District(s)] on the improved value of the underlying real estate in exchange for meeting multiple commitments under the Agreement.

The three principal commitments made by "DM Tool" were as follows:

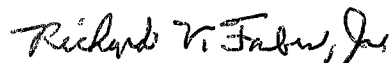
- (1) Construction of a new 35,000 square foot addition to an existing industrial building (price \$1,200,000.00), with construction to be completed by February 28, 2013.
- (2) Retention of 27 full-time jobs.
- (3) Maintain existing payroll as to the 27 retained full-time jobs, in the amount of \$990,000.00.

With respect to principal commitment (1), the \$1,200,000.00 industrial building addition was completed by "DM Tool" before the February 28, 2013, completion date.

With respect to principal commitments (2) and (3), "DM Tool", as of December 31, 2016, is still maintaining its retention plan, and has increased its full-time employment/payroll levels to 41 full-time employees with \$1,503,392.00 in payroll.

Finally, the total real estate tax exemption given to "DM Tool" for calendar year 2016 was \$14,132.00, which when combined with their \$36,742.00 prior years (2013 through 2015) real estate tax exemptions given, amounts to a \$50,874.00 cumulative real estate tax exemption.

Respectfully submitted,



Richard V. Faber, Jr.  
Housing Officer (135-02185-01)  
D1103

## Community Reinvestment Area Agreement Housing Officer's 2016 Report

The following is a status report as of December 31, 2016, of the Community Reinvestment Area Agreement between the Village of Lewisburg and Pratt (Lewisburg Corrugating) LLC, dated July 18, 2013 (CRA #135-02185-01 Agreement #13-001).

The business, which is hereinafter called "Pratt", received a 15 year and 100% real estate tax exemption [County, Village, Township, and School District(s)] on the improved value of the underlying real estate in exchange for meeting multiple commitments under the Agreement.

The seven principal commitments made by "Pratt" were as follows:

- (1) Construction of a new 350,000 square foot industrial building (price - \$15,000,000.00), with construction to be completed by September 30, 2014.
- (2) Purchase and installation of new machinery and equipment (price - \$29,000,000.00).
- (3) Purchase and installation of furniture and fixtures (price - \$1,000,000.00).
- (4) New inventory (price - \$7,000,000.00).
- (5) Total estimated investment of (1) through (4) above was a commitment of \$52,000,000.00, plus or minus 10%, at the project site.
- (6) Creation of 140 new full-time jobs based on the following hiring schedule:
  - (a) 80 on or before September 30, 2015
  - (b) 30 additional on or before September 30, 2016
  - (c) 30 additional on or before September 30, 2017.

Of the 140 new full-time jobs, a goal of at least 25% were to be residents of The Tri-County North Local School District.

- (7) From the creation of 140 new full-time jobs, an additional annual payroll of \$8,000,000.00 would result.

With respect to the principal commitments (1) through (5) above; i.e., the total estimated investment of \$52,000,000.00, plus or minus 10%, at the project site, "Pratt" has achieved the following investment level as of December 31, 2016:

(a) Real Estate	-	\$15,000,000.00
(b) New Machinery and Equipment	-	29,000,000.00
(c) Furniture and Fixtures	-	1,000,000.00
(d) Inventory	-	<u>13,008,720.00</u>
TOTAL	-	\$58,008,720.00.

"Pratt" has achieved the \$52,000,000.00, plus or minus 10%, total investment commitment.

With respect to principal commitments (6) and (7) above, "Pratt" is ahead of schedule as to job creation/payroll. As of December 31, 2016, the project site now has 163 new full-time jobs and an annual new payroll of \$7,494,244.00. Based on annual reconciliation of W-2's and other information provided by "Pratt" with the Village of Lewisburg Income Tax Department for calendar year 2016, it is currently estimated that new hires currently consist of approximately 22% being residents of The Tri-County North Local School District and 60% being residents of Preble County.

Finally, the total real estate tax exemption given to "Pratt" for calendar year 2016 was \$164,886.00, which when combined with their \$326,760.00 prior years (2014 through 2015) real estate tax exemptions given, amounts to a \$491,646.00 cumulative real estate tax exemption.

Respectfully submitted,

*Richard V. Faber, Jr.*

Richard V. Faber, Jr.  
Housing Officer (135-02185-01)  
D1104

**Annual Meeting of Area 135-02185-01  
Lewisburg Community Reinvestment Area  
Tax Incentive Review Council**

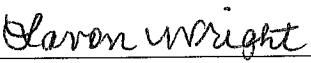
The 2016 Area 135-02185-01 Tax Incentive Review Council, by duly adopted motion and action taken at its 2016 Annual Meeting at the Office of the Preble County, Ohio, Commissioners, on Monday, March 13, 2017, at 1:00 P.M., herein issues this written recommendation to the Legislative Authority of the Village of Lewisburg, Preble County, Ohio, and all other interested parties and entities:

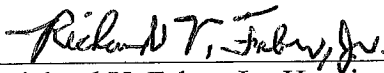
- (1) That DM Tool & Plastics, Inc., is in compliance with its commitments contained in the Community Reinvestment Area Agreement it entered into on or about July 19, 2012, Agreement No. 12-001.
- (2) Said Community Reinvestment Area Agreement dated July 19, 2012, should be continued.
- (3) A copy of this document shall be forwarded to the Village of Lewisburg, Ohio, for final approval, and from there, copies are to be forwarded to DM Tool & Plastics, Inc., all appropriate school districts, the Ohio Development Services Agency, and all other appropriate entities and/or persons.

**Reasons for Finding of Compliance:** (1) DM Tool & Plastics, Inc., as of December 31, 2016, has fulfilled its real property expansion commitment (2) DM Tool & Plastics, Inc., as of December 31, 2016, was fulfilling its employment and payroll commitments (3) DM Tool & Plastics, Inc., as of December 31, 2016, was fulfilling all other commitments it made under the Community Reinvestment Area Agreement.

**Recommended Treatment:** Said Agreement should be continued.

Dated: March 13, 2017

  
\_\_\_\_\_  
Lavon Wright, Preble County Auditor  
Tax Incentive Review Council Chairman

  
\_\_\_\_\_  
Richard V. Faber, Jr., Housing Officer

**Annual Meeting of Area 135-02185-01  
Lewisburg Community Reinvestment Area  
Tax Incentive Review Council**

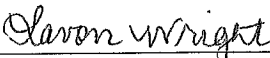
The 2016 Area 135-02185-01 Tax Incentive Review Council, by duly adopted motion and action taken at its 2016 Annual Meeting at the Office of the Preble County, Ohio, Commissioners, on Monday, March 13, 2017, at 1:00 P.M., herein issues this written recommendation to the Legislative Authority of the Village of Lewisburg, Preble County, Ohio, and all other interested parties and entities:


- (1) That Pratt (Lewisburg Corrugating) LLC, is in compliance with its commitments contained in the Community Reinvestment Area Agreement it entered into on or about July 18, 2013, Agreement No. 13-001.
- (2) Said Community Reinvestment Area Agreement dated July 18, 2013, should be continued.
- (3) A copy of this document shall be forwarded to the Village of Lewisburg, Ohio, for final approval, and from there, copies are to be forwarded to Pratt (Lewisburg Corrugating) LLC, all appropriate school districts, the Ohio Development Services Agency, and all other appropriate entities and/or persons.

**Reasons for Finding of Compliance:** (1) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2016, has fulfilled its real property and personal property expansion commitments (2) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2016, was fulfilling its employment and payroll commitments (3) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2016, was fulfilling all other commitments it made under the Community Reinvestment Area Agreement.

**Recommended Treatment:** Said Agreement should be continued.

Dated: March 13, 2017

  
\_\_\_\_\_  
Lavon Wright, Preble County Auditor  
Tax Incentive Review Council Chairman

  
\_\_\_\_\_  
Richard V. Faber, Jr., Housing Officer