

RESOLUTION NO. 2022 - 02

LEWISBURG, OHIO, RESOLUTION ACCEPTING THE 2021 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 2021 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 Department of Development, 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, Big Belly Building, 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: 03/17/2022 Marsha Jones
Mayor

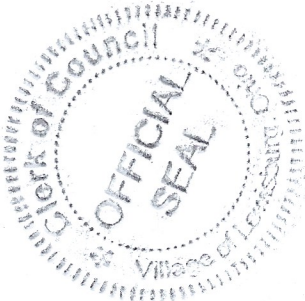
Attest: Elizabeth A. Wagoner
Clerk of Council

D1575

CERTIFICATION OF CLERK OF COUNCIL

I, Elizabeth A. Wagoner, am the duly appointed Clerk of Council of the Village of Lewisburg, Preble County, Ohio, and I hereby certify that the above Resolution and 14 pages of Annual Report are a true and accurate copy or duplicate original of the original record filed in my office this 17th day of March, 2022.

Elizabeth A. Wagoner
Elizabeth A. Wagoner, Clerk of Council



Richard V. Faber, Jr.
Attorney and
Counselor at Law
200 N. Commerce St.
P.O. Box 517
Lewisburg, Ohio
45338
Phone:
(937) 962-4341
or 962-4523



2021 CRA AREA ANNUAL 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 (2010 census): 1745 (2020 census)
3. Chronologically list the date(s) the CRA was formally amended: 05/31/2012 and 07/10/2018

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%, onward-unavailable

CUMULATIVE AGREEMENT INFORMATION

- 1. The total number of CRA Agreements entered into since certification of the area: 4
2. The total number of CRA Agreements in effect as of 12/31/2021: 3
3. The total number of enterprises:
a. Subject to CRA Agreements (including both operating companies and developer/lessor investors receiving tax benefits): 3
b. Subject to CRA Agreements that have expanded in the Area: 3
4. The total number of CRA Agreements approved by the applicable legislative authority during the calendar year (2021): 1
5. The total number of CRA Agreements executed during the calendar year (2021): 1
6. The total number of CRA Agreements that:
a. Expired during the calendar year (2021): 0
b. Are scheduled to expire during the calendar year in which the report is submitted (2021): 0

Continued next page

CRA Agreement Information Continued

7. Tax Incentive Review Council:

- | | |
|--|----------|
| a. The total number of CRA Agreements reviewed by the TIRC in 2021: | <u>2</u> |
| b. The total number of CRA Agreements determined to be in compliance: | <u>2</u> |
| c. The total number of CRA Agreements determined to be in non-compliance: | <u>0</u> |
| d. After formal review, the total number of CRA Agreements for which the TIRC made recommendations to the legislative authority: | <u>0</u> |
| e. The total number of CRA Agreements for which the legislative authority did not follow the recommendation of the TIRC: | <u>0</u> |
| f. The total number of CRA Agreements rescinded during 2021: | <u>0</u> |
| g. The total number of CRA Agreements modified during 2021: | <u>0</u> |

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

- | | |
|--|------------|
| a. Retained as a result of the CRA Agreements: | <u>27</u> |
| b. Created as a result of the CRA Agreements: | <u>213</u> |
| c. Committed in the CRA Agreements: | <u>167</u> |

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

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

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

March 14, 2022
Date



2021 COMPANY REPORT

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: \$904,829.07 (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.



2021 COMPANY REPORT

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 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: 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, 2021

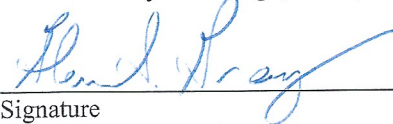
Project still under construction? _____ Yes _____ X No
 If yes, supply construction wages: _____ N/A _____

11. State the total permanent full-time employees employed by the enterprise at the CRA project for the following categories:
- | | | |
|--|-------|-----|
| a. As of 12/31/2021: | _____ | 201 |
| b. New jobs created attributed to the CRA Agreement: | _____ | 201 |
| c. Jobs retained attributed to the CRA Agreement: | _____ | 0 |
12. Identify **total actual annual payroll** as of 12/31/2021 **attributed to the new employment (11b)** resulting from the CRA Agreement: \$ _____ 10,463,992.35
13. a. State the project investment level **achieved** as of 12/31/2021:
- | | | |
|--|----------|---------------|
| <i>Real Property:</i> | \$ _____ | 15,000,000.00 |
| <i>Real Property Eligible for Exemption:</i> | \$ _____ | 15,000,000.00 |
| <i>Personal Property:</i> | \$ _____ | 41,181,533.68 |
- b. Identify total **actual** project tax revenue amounts at the project site for the **most recent calendar** year (2021) (revenues should be reflective of values in question 13a above) (use best available information):
- | | | |
|--|----------|------------|
| <i>Real Property Taxes Paid:</i> | \$ _____ | 20,327.40 |
| <i>Real Property Taxes forgone (business savings for most current year):</i> | \$ _____ | 177,748.79 |
| <i>Personal Property Taxes Paid:</i> | \$ _____ | 0.00 |
- c. Identify total **actual** project tax revenue amounts at project site over the **term** of the CRA through December 31, 2021 (use best available information):
- | | | |
|---|----------|--------------|
| <i>Cumulative Real Property Taxes Paid:</i> | \$ _____ | 122,699.40 |
| <i>Cumulative Real Property Taxes Forgone (total business savings to date):</i> | \$ _____ | 1,348,936.89 |
| <i>Cumulative Personal Property Taxes Paid:</i> | \$ _____ | 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 14, 2022
- | | | |
|---|-------|---------------------|
| 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, 2021.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE:



3/3/22
Date

Glenn S. Gray, Controller
Typed Name/Title



2021 COMPANY REPORT

CRA# 135-02185-01 Agreement # 21-001

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: Big Belly Building, LLC
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: March 18, 2021, b. Expiration Date: December 31, 2037, 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: 0
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: 6
7. Note the job creation period in months outlined within the CRA Agreement (#months): 20
8. The estimated annual payroll attributed to the new and/or retained employees pursuant to question 6: Retain Payroll: 0, New Payroll: \$ 118,000.00
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: \$ 2,729,000.00, Eligible for exemption: \$ 2,729,000.00
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, 2021

Project still under construction? X Yes No
If yes, supply construction wages: undetermined

11. State the total permanent full-time employees employed by the enterprise at the CRA project for the following categories:
- a. As of 12/31/2021: 0
 - b. New jobs created attributed to the CRA Agreement: 0
 - c. Jobs retained attributed to the CRA Agreement: 0
12. Identify **total actual annual payroll** as of 12/31/2021 **attributed to the new employment (11b)** resulting from the CRA Agreement: \$ 0.00
13. a. State the project investment level **achieved** as of 12/31/2021:
- Real Property:* \$ under construction
 - Real Property Eligible for Exemption:* \$ see above
 - Personal Property:* \$ see above
- b. Identify total **actual** project tax revenue amounts at the project site for the **most recent calendar** year (2021) (revenues should be reflective of values in question 13a above) (use best available information):
- Real Property Taxes Paid:* \$ 0.00 (new)
 - Real Property Taxes forgone (business savings for most current year):* \$ 0.00 (new)
 - Personal Property Taxes Paid:* \$ 0.00 (new)
- c. Identify total **actual** project tax revenue amounts at project site over the **term** of the CRA through December 31, 2021 (use best available information):
- Cumulative Real Property Taxes Paid:* \$ 0.00 (new)
 - Cumulative Real Property Taxes Forgone (total business savings to date):* \$ 0.00 (new)
 - Cumulative Personal Property Taxes Paid:* \$ 0.00 (new)
- 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: initial review awaiting final construction
- a. TIRC recommendations from most recent compliance review: see above
 - b. Local government action/status: see above

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, 2021.

ENTERPRISE'S AUTHORIZED REPRESENTATIVE:

Richard E. Ewing 8 MAR 2022
 Signature Date

Richard E. Ewing, President
 Typed Name/Title

Preble County Auditor

Courthouse, 2nd
Floor

Lavon Wright

Phone: 937-456-8148

PO Box 361

937-456-8108

101 E Main St.

February 15, 2022

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 15, 2022 is as follows:

D M TOOL & PLASTICS INC:

D13001205200007710

Real Estate Taxes (Abated)-Current Annual YR	\$15,234.25
Cumulative Real Estate Taxes Foregone (Abated)	\$124,350.27

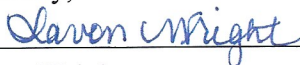
PRA LLC (AKA PRATT INDUSTRIES):

D13001204200001710

Real Estate Taxes (Abated)-Current Annual YR	\$177,748.79
Cumulative Real Estate Taxes Foregone (Abated)	\$1,348,936.89

Thank you for your attention to this matter.

Sincerely,



Lavon Wright

Preble County Auditor

Z:Auditor AuditorLW:TIRC:FABER LETTER 2022

Community Reinvestment Area Agreement Housing Officer's 2021 Report

The following is a status report as of December 31, 2021, 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, 2021, is still maintaining its retention plan, and has increased its full-time employment/payroll levels to 39 full-time employees with \$1,894,829.07 in payroll.

Finally, the total real estate tax exemption given to "DM Tool" for calendar year 2021 was \$15,234.25, which when combined with their \$109,116.02 prior years (2013 through 2020) real estate tax exemptions given, amounts to a \$124,350.27 cumulative real estate tax exemption.

Respectfully submitted,



Richard V. Faber, Jr.
Housing Officer (135-02185-01)
D1571

Community Reinvestment Area Agreement Housing Officer's 2021 Report

The following is a status report as of December 31, 2021, 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, 2021:

(a) Real Estate	-	\$15,000,000.00
(b) New Machinery and Equipment	-	31,298,628.72
(c) Furniture and Fixtures	-	1,000,000.00
(d) Inventory	-	<u>8,882,904.96</u>
TOTAL	-	\$56,181,533.68.

"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" finished ahead of schedule as to job creation/payroll. As of December 31, 2021, the project site now has 201 new full-time jobs and an annual new payroll of \$10,463,992.35. 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 2021, it is currently estimated that new hires currently consist of approximately 13% being residents of The Tri-County North Local School District and 48% being residents of Preble County.

Finally, the total real estate tax exemption given to "Pratt" for calendar year 2021 was \$177,748.79, which when combined with their \$1,171,188.10 prior years (2014 through 2020) real estate tax exemptions given, amounts to a \$1,348,936.89 cumulative real estate tax exemption.

Respectfully submitted,

A handwritten signature in blue ink that reads "Richard V. Faber, Jr.".

Richard V. Faber, Jr.
Housing Officer (135-02185-01)
D1573

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

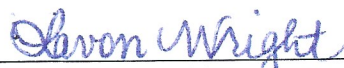
The 2021 Area 135-02185-01 Tax Incentive Review Council, by duly adopted motion and action taken at its 2021 Annual Meeting at the Office of the Preble County, Ohio, Commissioners, on Monday, March 14, 2022, at 9:30 A.M., herein issues this written recommendation to the Legislative Authority of the Village 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 Department of Development, and all other appropriate entities and/or persons.


Reasons for Finding of Compliance: (1) DM Tool & Plastics, Inc., as of December 31, 2021, has fulfilled its real property expansion commitment (2) DM Tool & Plastics, Inc., as of December 31, 2021, was fulfilling its employment and payroll commitments (3) DM Tool & Plastics, Inc., as of December 31, 2021, was fulfilling all other commitments it made under the Community Reinvestment Area Agreement.

Recommended Treatment: Said Agreement should be continued.

Dated: March 14, 2022



Lavon Wright, Preble County Auditor
Tax Incentive Review Council Chairman



Richard V. Faber, Jr., Housing Officer
D1572

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

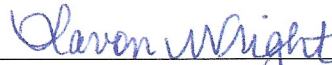
The 2021 Area 135-02185-01 Tax Incentive Review Council, by duly adopted motion and action taken at its 2021 Annual Meeting at the Office of the Preble County, Ohio, Commissioners, on Monday, March 14, 2022, at 9:30 A.M., herein issues this written recommendation to the Legislative Authority of the Village 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 Department of Development, and all other appropriate entities and/or persons.

Reasons for Finding of Compliance: (1) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2021, has fulfilled its real property and personal property expansion commitments (2) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2021, was fulfilling its employment and payroll commitments (3) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2021, was fulfilling all other commitments it made under the Community Reinvestment Area Agreement.

Recommended Treatment: Said Agreement should be continued.

Dated: March 14, 2022



Lavon Wright, Preble County Auditor
Tax Incentive Review Council Chairman



Richard V. Faber, Jr., Housing Officer
D1574