

1 Monclova Township – Swanton Township – City of Toledo
2 Toledo Express Airport Joint Economic Development District
3
4 April 25, 2018 - 5:30 PM
5 Monclova Township Administration Building/Meeting Room
6 4335 Albon Road, Monclova, OH 43542
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11 The meeting of the Monclova Township – Swanton Township – City of Toledo
12 Toledo Express Airport Joint Economic Development District Board was called to
13 order at approximately 5:40 PM pursuant to the meeting notice.
14

15 Members Present: Mr. Harmon, Hoecherl, Mr. Syring, and Mr. Sheely
16 Absent: Mr. Michael
17

18 Others in attendance: Paul Toth and Joe Cappel, both with the Toledo-Lucas County
19 Port Authority; and Kathleen Stewart Kuns, Recording Secretary
20

21 MOTION: Mr. Hoecherl moved and Mr. Syring seconded the motion to suspend
22 reading of the October 11, 2017 minutes and approve as submitted.

23 YES: Mr. Harmon, Mr. Syring, Mr. Hoecherl, and Mr. Sheely
24

25 **Old Business:**

26 Chairman Harmon called on Board Member Syring to review and update the Board
27 regarding lingering issues from the last meeting, specifically authority to adopt an
28 incentive package.
29

30 Syring referred to the contract, page 13, second full paragraph which notes (begins
31 “The board is authorized...”) that the TEA JEDD Board has the inherent authority to
32 adopt an economic incentive package and is consistent with Mr. Toth’s request for
33 Tron Air consideration from the Board’s previous meeting
34

35 Hoecherl noted that this mirrors the Monclova-Maumee-Toledo JEDZ and is similar to
36 Monclova Township’s JEDD with the Village of Whitehouse. Hoecherl commented on
37 the rebate program being based on payroll tax collected for the previous year with a
38 cap of \$20,000.

39 Toth commented on Tron Air’s average payroll.

40 Hoecherl noted that the proposed grant has a ‘not to exceed’ amount. He noted that
41 the new jobs created may qualify for a 10 year award.
42

43 Paul Toth, Toledo-Lucas County Port Authority, stated that the proposal is consistent
44 with what has been discussed previously. He further commented that Tron Air is
45 making an investment close to 30 million dollars. Toth complimented the company.
46

47 Harmon inquired if payroll and collection is up to date, knowing construction started in
48 2017 and staff began work on the premises in 2017.

1
2 Syring stated that the JEDD income tax to date is \$12,386.30. This has been
3 reconciled with receipts. There have been no distributions made to date. Toth
4 suggested that, Tron Air being moved in in late 2017, should be contributing a
5 significant monthly payroll tax. Toth suggested the amount collected does not seem
6 to pair with the construction and payroll activity of the Tron Air.

7
8 Hoecherl suggested that the effective date of the Jobs Grant should be January 1,
9 2018.

10 Harmon asked for an updated payroll for Tron Air.

11 Toth stated that the Taylor Michigan employees moved to the Toledo site in October;
12 other locations' employees have been moved to the Airport location since the
13 beginning of the year. Currently the payroll rate as of January 1st is 1.5%.

14
15 Hoecherl inquired if we need two motions; one to accept program itself and one to
16 accept Tron Air application. The Board concurred with Hoecherl's suggestion.

17
18 Hoecherl moved to approve the Toledo Express Airport JEDD Jobs Creation Grant
19 application and guideline, as submitted by Legal Counsel Dawn Sanderson, with an
20 effective date January 1, 2018.

21 Seconded by Sheely

22 YES: Mr. Harmon, Mr. Syring, Mr. Hoecherl, and Mr. Sheely

23
24 Hoecherl moved to award a grant per the guideline to Tron Air in the amount of
25 \$20,000 for a 10 year period based on employment projections.

26 Chair called for discussion:

27 Harmon suggested amending to tie to a payroll maintaining a certain dollar amount.

28 Hoecherl noted per agreement there is a base payroll of 85 employees-page 10 of
29 the agreement outlines stipulations.

30 Toth noted 85 employees is \$5.1 million in payroll; suggested tying it to payroll
31 instead of number of employees.

32 Hoecherl noted that if payroll dips below 4 million, the schedule would be affected

33 Harmon retracted his suggested amendment.

34
35 Sheely seconded Hoecherl's motion.

36 YES: Mr. Harmon, Mr. Syring, Mr. Hoecherl, and Mr. Sheely

37
38 **New Business:**

39 Hoecherl asked about Toledo-Lucas County Plan Commission's hearing of Land Air
40 development. Hoecherl inquired about a mechanism in place for construction
41 companies and subs to be knowledgeable of zone and submitting payroll tax to the
42 City of Toledo per JEDD agreement. Hoecherl commented on the JEDD's loss of
43 revenue.

44 Syring stated that tax administrator would be notified.

45 Discussion (6:00 pm).

46 Harmon suggested a letter to county, owner, and zoning, to put on notice.

47
48 Toth stated that contractors with Tron Air were not captured by the tax.

1 This will be placed on the next agenda as 'Old Business' for follow up.

2
3 Syring asked about taxing authority's need to open a bank account. Two signatories
4 would be required; noted need to be cognizant of term ending dates.

5
6 Syring reported to the Board that City of Toledo has expended \$5,162 for liability
7 insurance for the Board from 2015 through 2018. This will need to be reimbursed to
8 City of Toledo.

9
10 Hoecherl suggested that at the 2019 Organization Meeting a motion should be made
11 to make the City of Toledo whole.

12
13 Banking institution was discussed. This will be for discussion for the next meeting.
14 Hoecherl will follow up and noted that First Federal would be excluded as that
15 institution employs him.

16
17 Joe Cappel, Vice President of Business Development for Toledo Lucas County Port
18 Authority.

19 Four projects:

- 20 1) Roundabout along 20-A: 3.7 million dollars; ODOT leasing project and will go
21 out to bid in 2019. Port Authority will borrow \$1.1 million.
- 22 2) Construction of remaining Whitehouse-Spencer Road and South Airfield Road;
23 cost \$1.25 million
- 24 3) Wetlands mitigation: .893 acres; cost \$60,000
- 25 4) Wetlands mitigation: 3.03 acres; cost \$278,000. Toth commented on opening
26 up space for large operations. Believes it is a critical property to prepare for
27 development.

28
29 Hoecherl inquired about three privately held properties (6:20 pm).
30 Total cost \$2,688 million. Toth stated that he would like the 55% JEDD funds to
31 reimburse Port (6:22 pm).

32 Toth asked for direction; asked Board for consideration for investment. Harmon
33 asked for the request to be in writing in a package. Will provide more opportunity on
34 south side of airport. Will take a number of years, possible 20 years.

35 Hoecherl inquired about eligible Airport Expenses Fund, page 14 of the Agreement.
36 Commented on Airport Operator is only eligible for Airport Expenses Funds.

37
38 Harmon thanked Misters Toth and Cappel for their efforts.

39
40 **Adjournment:**

41 MOTION: As no further business was brought before the Board, Mr. Hoecherl moved
42 and Mr. Syring seconded the motion to adjourn at approximately 6:40 PM.

43 YES: Mr. Harmon, Mr. Syring, Mr. Hoecherl, and Mr. Sheely

44
45 Accepted on behalf of the Toledo Express Airport JEDD Board of Directors:

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47 _____

1 _____ Date

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3 *All rolls called randomly; Official Minutes will hold a signature on the above line. The audio*
4 *of this meeting is on file in the Office of the Monclova Township Fiscal Officer according to*
5 *the adopted Records Retention Schedule.*

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