

Monclova Township – Swanton Township – City of Toledo  
Toledo Express Airport Joint Economic Development District

June 1, 2017 - 5:30 PM

Monclova Township Administration Building/Meeting Room  
4335 Albon Road, Monclova, OH 43542

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The Special Meeting of the Monclova Township – Swanton Township – City of Toledo's Toledo Express Airport Joint Economic Development District Board was called to order at 5:30 PM pursuant to the meeting notice.

Members Present: Mr. Harmon, Hoecherl, Mr. Michael, Mr. Syring, and Mr. Sheely  
Absent: None

Others in attendance: Dawn Sanderson, Monclova Township Law Director; Paul Toth, Lucas County Port Authority; and Kathleen Stewart Kuns, Recording Secretary

**Duly Posted Business:**

Chairman Harmon commented on sole purpose of the meeting.

Law Director Sanderson offered oath to James Sheely.

Mr. Harmon asked Mr. Sheely for background. Sheely noted background; President of Preform Technologies LLC.

Paul Toth presented information regarding a jobs incentive program. While working with TronAir to commit to a Port property, an opportunity to develop a local incentive was considered. Toth is recommending modeling after Monclova Township-Maumee-Toledo JEDZ agreement.

Toth noted that the estimated payroll revenue from TronAir will be \$3.6 million.

Syring commented on percentages and effective date.

Toledo Express Airport JEDD's percentages as of January 1, 2018 will be 1.5%.

Toth conservatively anticipates TronAir jobs at 300.

Syring commented on concerns; doesn't believe we have authority to grant without amending contract.

Harmon stated his belief that the Port Authority is asking for an endorsement, then go back to legislative bodies and pass a resolution to amend contract.

Hoecherl noted his previous casual discussion at Monclova Township level; no objections stated.

Discussion regarding amending Tab H in contract; add new category for incentive fund.

Syring inquired about any conflict with businesses who signed the original petition and the JEDD Board adopting this policy; any violations to the conditions of the agreement?

Sanderson confirmed contract's Tab E information that the Port, Toledo, and McMahon (Land Air) property signed petition.

Hoecherl reviewed: 2.5% administrative fee; 1% held; jobs incentive; 55% (airport expense fund); remainder split; 41.5% equally

Toth commented on not making it a guaranteed incentive. Flexible with each applicant.

Harmon commented on Michigan and Indiana incentives.

Michael commented on issues with abatement philosophy. Questioned if there is a penalty for leaving early. Hoecherl commented that it is a rebate program, not abatement.

Toth – The proposed building for TronAir has been tax exempt since BAX left. Once TronAir is established at that location they will pay full taxes on value of building and be of benefit to Swanton Schools. Toth suggested it is a 'Pay for success'-type program.

Hoecherl confirmed that Syring and Sanderson will work to create the verbiage for the incentive.

Syring suggested a recommendation tonight.

Addressing Michaels' concern, Sanderson stated that Board of Directors are representatives of the parties; no conflict in being a voting member of the Board of Directors as well as a trustee. Harmon stated that the Directors' action is of this board, not Swanton Township.

Hoecherl asked for Sheely's opinion. Sheely welcomed other business in area. Year in arears is attractive. Recommended language to reflect that if the business leaves the District they would not be entitled to the rebate payment the next year.

(6:18 PM) Discussion regarding recommending the incentive be added to the contract; drafted by attorney to present to the legislative bodies; will mirror current incentive program of Monclova Township-Maumee-Toledo JEDZ and Monclova Township-Village of Whitehouse JEDD.

Syring moved to adopt a resolution recommending to the legislative authorities of Swanton Township-Monclova Township-Toledo an amendment to the Toledo Express Airport JEDD contract establishing a tax incentive fund for the purpose of allowing this board to adopt a Jobs Creation Grant substantially similar to Monclova Township-Maumee-Toledo's JEDZ Grant. Discussion amongst Directors.

Second: Michael

Discussion.

MOTION: YES: Mr. Harmon, Mr. Syring, Mr. Hoecherl, Mr. Michael, and Mr. Sheely  
Motion passed unanimously.

Hoecherl moved to approve a jobs rebate to TronAir effective January 1, 2018 pending the successful approval by respective legislative bodies of Toledo, Monclova

Township, and Swanton Township for a period not to exceed ten years per stated terms of agreement. Discussion amongst Directors.

Seconded by Sheely

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

Motion passed unanimously.

Mr. Toth distributed a map showing possible road improvements near airport. Commented that Toledo Express Airport JEDD maintenance fund could potentially fund some of the road improvements, such a roundabout at 20A.

**Adjournment:**

MOTION: As no further business was brought before the Board, Mr. Hoecherl moved and Mr. Sheely seconded the motion to adjourn.

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

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

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\_\_\_\_\_ Date

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