



Ashville, Ohio

Founded 1882

Village of Ashville

P.O. Box 195

200 East Station Street

Ashville, OH 43103

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Mayor

Charles K. Wise

Village Council

Nelson R. Embrey
President Pro Tempore
Roger L. Clark
Randy S. Loveless
R. David Rainey
Matt Scholl
Steve Welsh

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Planning & Zoning

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Personnel Director

Brian M. Garvine

Chief of Police

Jeffrey A. George

Chief of Wastewater

Adam P. Kehoe

Chief of Water

James R. Welsh

Village Administrator

Franklin Christman

May 4, 2022

VIA US MAIL

Kyle Wolfe
Superintendent
Teays Valley Local School District
385 Viking Way
Ashville, OH 43103

Re: Enterprise Zone (EZ) for Production Plus Notification Letter

Dear Mr. Wolfe:

The Village of Ashville is seeking to execute an Enterprise Zone Agreement. The agreement provides for a 75% property tax abatement for 10 years with Marais Capital LLC, in connection with the construction of a new manufacturing facility at 100 South Business Place, Ashville, OH 43103. A copy of the proposed agreement with additional details is attached, along with a map of the Ashville Enterprise Zone.

Ohio law encourages the involvement of the Board of Education in all local tax exemption program decision-making. You may wish to closely review Sections 5709.61, 5709.62, 5709.631, 5709.82, 5709.83, and 5709.85 of the Revised Code. Notice to the Board of Education on Enterprise Zone proposed agreements has been set at a minimum of fourteen (14) days prior to formal review and action by the local government. Pursuant to Section 5709.83(A), the Board of Education may offer comments on the proposed agreement or request a meeting for additional details.

Tim McGinnis is the Enterprise Zone Manager. Tim McGinnis can meet with the Board of Education at your convenience and explain and discuss the Ohio Enterprise Zone Program. We look forward to working with you on this matter. If there are any questions or if you require additional information, please do not hesitate to contact Franklin Christman, Village Administrator at (740) 983-6367 or by email at fchristman@ashvilleohio.gov.

Sincerely,

Franklin Christman
Village Administrator



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PROPOSED AGREEMENT for Enterprise Zone Tax Incentives between the Village of Ashville, Ohio, located in the County of Pickaway; and Marais Capital LLC, an Ohio limited liability company.

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

<u>Marais Capital LLC</u> Enterprise Name	<u>Jeremy Davitz</u> Contact Person
<u>101 S. Business Pl.</u> <u>Ashville, OH 43103</u> Address	<u>614-216-8925</u> Telephone Number

- b. Project site:

<u>Lot 6 Ashville Commerce Center</u>	<u>Jeremy Davitz</u> Contact Person
<u>TBD</u> Address	<u>614-216-8925</u> Telephone Number

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.

Manufacturing facility for Production Plus Corp. ("PPC"; please see paragraph 2(d) below for more information on entities).

- b. List primary 6 digit North American Industry Classification System (NAICS) # _____

Business may list other relevant SIC numbers. 332618

- c. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred: _____

n/a; this project is an expansion of PPC manufacturing capacity

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d. Form of business of enterprise (corporation, partnership, proprietorship, or other).

Marais Capital LLC is an Ohio limited liability company that owns real property in the Village of Ashville leased to Production Plus Corp. Jeremy Davitz is the sole owner of both entities.

3. Name of principal owner(s) or officers of the business.

Jeremy Davitz

4. a. State the enterprise's current employment level at the proposed project site:

12 FTEs, 1 part-time works 30 hours/week

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another? Yes ___ No X

c. If yes, state the locations from which employment positions or assets will be relocated and the _____ location to where the employment positions or assets will be located:

NA

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):

12 Full-time _____ 1 part-time works 30 hours/week – PPC has one location currently adjacent to the proposed project site

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets:

n/a – no relocation

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated?

n/a

5. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?

Yes ___ No X

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- b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State? Yes ___ No X
 - c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? Yes ___ No X
 - d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets).
6. Project Description: Production Plus is a manufacturing and fabrication company located in Ashville, Ohio in Pickaway County. The company employs a total of 13 individuals consisting of positions such as production, fabrication, welding, sales, marketing, and customer service. The company under new ownership since 2016 has returned to profitability in 2019, 2020, and 2021, with sustained revenue growth each year. With success in the marketplace the company plans to expand its operation by adding 25% to its employment base as well as investing \$1.3M in land and facilities resulting in an increase of 12,000 square feet to it production and office facilities. In addition to its employment and facilities expansion, the company plans to invest over \$100,000 in new machinery and equipment.
7. Project will begin on or about May 1, 20 22 and be completed on or about December 31, 20 22, provided a tax exemption is provided.
8. a. Estimate the number of new employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary):
2-3 FTE permanent
-
- b. State the time frame of this projected hiring: 2 yrs.
- c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): 2-3 FTE employees within approximately 24 months after project completion
9. a. Estimate the amount of annual payroll such new employees will add \$ 120,000 – 150,000 FTE permanent (new annual payroll must be itemized by full and part-time and permanent and temporary new employees).
- b. Indicate separately the amount of existing annual payroll relating to any job retention

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claim resulting from the project: \$ _____ n/a _____

10. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:
- A. Acquisition of Buildings: \$ _____
 - B. Additions/New Construction: \$ 1,300,000
 - C. Improvements to existing buildings: \$ _____
 - D. Machinery & Equipment: \$ 100,000
 - E. Furniture & Fixtures: \$ 10,000
 - F. Inventory: \$ _____
- Total New Project Investment:** \$ 1,410,000

10. a. Business requests the following tax exemption incentives:

11.

12.

13. 75 % for 10 years covering real property as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible)

Production Plus has worked diligently to grow the business and be positioned to potentially expand. This project would effectively double the physical footprint of our operations. A new investment of this scale presents both great opportunity and great risk for a company of our size. Any relief on property taxes will support our continued investment into the company, our manufacturing operations, and our employees. Production Plus has had a great experience to date in Ashville and hopes to further anchor our presence as a growing employer in the Village.

Submission of this application expressly authorizes (name of local jurisdiction) to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.

The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C) (1) and 2921.13(D) (1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

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Marais Capital LLC
Name of Property Owner
By: _____
Signature

Date
Jeremy Davitz, Member
Typed Name and Title

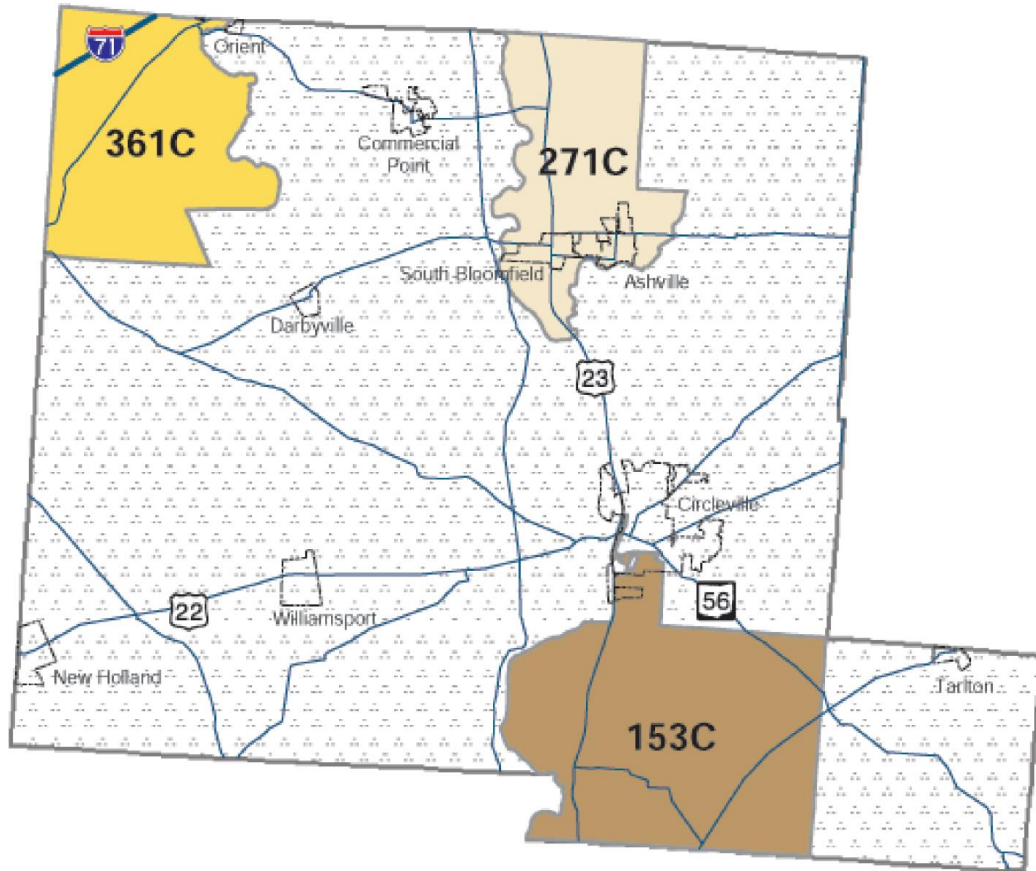
* A copy of this proposal must be forwarded by the local governments to the affected Board of Education along with notice of the meeting date on which the local government will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities considering the request.

** Attach to Final Community Reinvestment Area Agreement as Exhibit A

Please note that copies of this proposal must be included in the finalized Community Reinvestment Area Agreement and be forwarded to the Ohio Department of Taxation and the Ohio Development Services Agency within fifteen (15) days of final approval.



DEPICTION OF ENTERPRISE ZONE 271C



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EXHIBIT A-1 to EZ AGREEMENT PRAIRIE ACRES/PRODUCTION PLUS SITE

The Exempted Property is the real estate situated in the Village of Ashville, County of Pickaway and State of Ohio identified as “D1300270004207” on the map below, and identified by the Pickaway County Auditor for tax year 2016 as parcel number D1300270004207.



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