



**CITY of
NORTH
OLMSTED**

5200 Dover Center Road 440-777-8000
North Olmsted, OH 44070 North-Olmsted.com

APPLICATION FOR FINANCIAL ASSISTANCE

① Company/Enterprise Info

Contact & Title: Mike Keppler, CFO Type of Entity: Corporation
Company: R.E. Warner & Associates, Inc. NAICS #: 541330
Address: 25777 Detroit Road, Suite 200, Westlake, OH 44145
Phone No.: 440-835-9400 Email: mkeppler@rewarner.com
Principal Owner(s) or Officer(s) of Company: Ted Bellavski, President; Frank Johnson, COO; Mike Keppler, CFO

② Project Info

Project Address: 24950-25050 Country Club Blvd., North Olmsted PPN: 236-14-003

Nature of commercial/industrial activity (manufacturing, warehousing, office, retail, other) to be conducted at the site: general office and professional services

Will the business purchase, lease or construct the facility? ☐ Purchase ☒ Lease ☐ Construct

Building square footage: 284,727 Site acreage: 12.45

Project Description – business reasons for project, type of operations, products/services, etc.

Lease of ~43K SF of office space to support business operations. Company provides professional services consisting of engineering and architectural consulting

Anticipated project start and end dates for new employment, land and building, machinery/equipment and furniture/fixtures

	New Employment	Building	M/E & F/F
Start Date	1/1/24	Existing	7/1/23
Completion Date	Ongoing		1/1/24

Does Project involve a consolidation? ☒ Yes ☐ No If yes, describe components of consolidation (location, assets, jobs and associated payroll to be transferred) Consolidating / relocating operations currently located in Westlake, OH

③ Application Info

Type of assistance requested:

☒ Job Creation Grant ☐ Job Retention Grant ☐ Community Reinvestment Area (CRA) Property Tax Abatement

☐ Other, specify: _____

Has the company previously received or are they currently receiving any incentives (CRA, Enterprise Zone, grants, tax credits, etc.) from another community in Ohio? ☐ Yes ☒ No

If yes, list communities, date(s) and term(s) for each incentive received _____

④ Employment Info

Employment/Jobs

	Previous Year End (12/31)	Current	Projected Year 1	Projected Year 2	Projected Year 3
Ohio:					
Full-time	104	112	137	157	182
Part-time	-	-	-	-	-
Subtotal	104	112	137	157	182
Project Site:					
Full-time	104	110	135	155	180
Part-time	-	-	-	-	-
Subtotal	104	110	135	155	180

Payroll

	Previous Year End (12/31)	Current	Projected Year 1	Projected Year 2	Projected Year 3
Ohio:					
Full-time	\$7,615,164	\$9,464,672	\$11,577,452	\$13,267,591	15,380,264
Part-time	-	-	-	-	-
Subtotal	\$7,615,164	\$9,464,672	\$11,577,452	\$13,267,591	15,380,264
Project Site:					
Full-time	\$7,615,164	\$9,295,660	\$11,408,435	\$13,098,577	15,211,080
Part-time	-	-	-	-	-
Subtotal	\$7,615,164	\$9,295,660	\$11,408,435	\$13,098,577	15,211,080

Will the project involve the relocation of employment positions and/or assets from another location in Ohio? ☒ Yes ☐ No

If yes, list location(s) from which jobs and/or assets will be relocated and include detailed information about projected impact of relocation, including number and type of jobs to be relocated, associated annual payroll, assets, impact on current company facilities, etc. All current jobs and associated payroll in the table above will be relocated from Westlake, OH to the Project Site.

Leased office space in Westlake, OH will be vacated with the intent to sublease.

⑤ Liabilities

Does the company owe any delinquent taxes to the State of Ohio or a political subdivision of the state? ☐ Yes ☒ No

Does the company owe any monies to the State or a state agency for the administration or enforcement of any environmental laws of the State? ☐ Yes ☒ No

Does the company owe any other monies to the State, a state agency or 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

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.

⑥ Project Budget

	Equity	Private Lender	Public Funds	Other	Total
Building Acquisition					
Additions/New Construction					
Improvements to existing building(s)				\$3.0M	
Infrastructure (on-site)					
Machinery & Equipment					
Furniture & Fixtures		\$1.5M			
Training					
Other (specify)					
Total Investments					

Reasons why local financial assistance is necessary for the project to go forward in North Olmsted:

Company is seeking financial assistance to help offset significant capital investment associated with the relocation.

Company is seeking financial assistance to help offset significant capital investment associated with the relocation.

⑦ Acknowledgement & Submission

Submission of this application expressly authorizes the City of North Olmsted and/or Cuyahoga County 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 company may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the local jurisdictions considering the incentive request.

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 benefit as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Signature

Date

Print Name & Title

R.E. Warner & Associates, Inc.

Name of Company

Submit completed Financial Assistance Applications along with a \$750 application fee to the Planning and Development Department. For applicants seeking a Job Creation Grant or Job Retention Grant, please make checks payable to the "City of North Olmsted." For applicants seeking a CRA Property Tax Abatement, please make checks payable to the "Ohio Department of Development."