



**ECONOMIC DEVELOPMENT BOARD  
MEETING MINUTES  
February 13, 2007**

The Economic Development Board of the City of Aurora, Ohio met in Council Chambers at Aurora City Hall on Tuesday, February 13, 2007. Mayor Lynn McGill called the meeting to order at 4:00 p.m.

Present: Mayor McGill, Chairman  
Robert Paul, Finance Director  
Linda Reder, Assistant Finance Director  
Roy Shafer, Planning Commission Chairman (arrived at 4:10pm)  
Bill Volosin, Aurora City Schools  
Roy Webber, Chamber of Commerce  
Rich Wehrenberg, Planning, Zoning & Building Director  
Doug Wieder, Chamber of Commerce (arrived at 4:05pm)

Absent: James Fisher, Council President  
Jerry Kohanski, Aurora City School Board President

Also Present: Karen Monaco, Planning & Zoning Inspector  
Denise Januska, Planning & Zoning Inspector  
Rebecca Dixon, Board Secretary

**APPROVAL OF MINUTES**

**MOTION: To approve minutes of the August 10, 2006 meeting**  
Mr. Paul moved, Ms. Reder seconded. The motion carried on a 7-0 voice vote.

**OLD BUSINESS**

None

**NEW BUSINESS**

**Eaton Corporation**

Mayor McGill explained the meeting was scheduled on behalf of The Eaton Corporation who is proposing to build a 25,000 Sq. Ft. Addition onto their current facility located at 115 Lena Drive.

Mr. Don Davis, Manager-Property Taxes of Eaton Corporation and Mr. Roy Webber, Chamber of Commerce Rep were present to discuss the proposal.

Mr. Davis stated he has been employed with Eaton Corp for 20 years. When he started with the company it was a 3 billion dollar a year company. Currently Eaton is valued at a 12.4 billion dollar company. In 1987 the business was more of a automotive and custom company. Today Eaton Corp is a much more diversified company with one third of the business being truck and auto, one third dedicated to electrical parts and distribution equipment and one third geared toward hydraulic business.

---

~~Mr. Davis stated with Eaton becoming more heavily involved in the hydraulic and power fluid distribution business~~  
Eaton re-purchased the Samuel Moore company. Mr. Davis stated the company has begun integrating the different facilities and moving production around to different plants. Eaton decided to consolidate some of its production business currently being done at the Mantua facility. In order to accomplish moving the production business from Mantua to Aurora, Eaton is looking to build a 25,000 Sq. Ft. Addition onto their current facility. Mr. Davis stated the company is looking to spend a total of \$5.6 million dollars on the project to include building the addition, making building improvements and moving \$3.2 million dollars in inventory to the Aurora facility. Mr. Davis stated the company would be moving 6 million dollars worth of equipment over to the Aurora facility.

Mr. Webber stated the expansion onto the existing building located on Lena Drive is necessary to allow the people and equipment from the Mantua facility to be merged into one. Mr. Webber stated plans are to build the expansion going North. He stated if you are looking at the office parking lot, the addition would be to the west of the parking lot. Construction will be similar to the rest of the building.

Mayor McGill asked if the employees moving over would be new to Aurora. Mr. Webber stated that is correct. Mayor McGill asked how many employees would be coming. Mr. Webber stated 115. Mayor McGill asked how many employees would be leaving the Aurora facility. Mr. Webber stated 115. He stated 52 full time employees would be leaving and 63 part time employees would be leaving and all 115 would be replaced with full time employees.

Mr. Paul stated on the application it was indicated that Eaton would be moving its inventory of approximately \$3.2 million dollars into the Aurora facility. The inventory tax is almost gone and the machinery equipment tax is almost gone as well therefore there are no abatements to award on the based description of the addition. Mr. Paul stated what we have is in addition to the existing building about \$539,000 thousand dollars and also construction of the 25,000 Sq. Ft. Addition at \$1.2 million dollars totaling \$1.739 million dollars that may be eligible for a tax abatement depending on what those improvements are to the existing building. Mr. Paul stated if those improvements impact your evaluation for tax you certainly would get a tax abatement.

Mr. Paul stated under the law prior to 1994 the tax abatement was set at 100% for 15 years. Under the law as it stands you build it you get the tax abatement. Mr. Paul stated he would make the recommendation in order to not only approve the addition to the building but to also maintain employment within the city.

Mayor McGill asked if Mr. Shafer had any questions. Mr. Shafer stated he had no questions. Mayor McGill asked if Mr. Wieder had anything to add. Mr. Wieder stated on behalf of the Chamber of Commerce he is happy that if there is not a net gain in employment that there is not a loss of employment. Mr. Weider stated the Chamber is happy to have the business in the city.

Mr. Wehrenberg stated without a concept plan he cannot evaluate the zoning. As far as planning is concerned he does not see any problem with it. As soon as a concept plan is submitted he can begin the zoning evaluation. Mr. Wehrenberg stated as far as storm water goes the existing building will not be made to comply with the new MPD storm water regulations but the addition being built will need to meet current regulations. Mr. Wehrenberg stated he will need to see the concept plan to determine anything further.

Mayor McGill asked Mr. Webber what the timing of the project was. Mr. Webber stated with the boards approval he expects to have an architect quickly detail the design. He stated they need the building available to them by September 2007. Mayor McGill asked Mr. Paul what other procedures are there from this point. Mr. Paul stated he would take this request to finance next Monday night. Mr. Paul stated he would notify the school board. Once

finance approves it it will go to council. It has three ratings with council which should pass at the last council

meeting in March 2007. He stated at that point in time, the only thing that needs to be accomplished is certification to the county which cannot be done until building is complete.

Mr. Paul stated once the building is complete he will notify the county that additional assessment on improvements as well as new construction will receive the 15 year 100% tax abatement. Mayor McGill asked if a builder has been selected. Mr. Webber stated that they had not selected a builder to date. Mayor McGill asked that if the abatement is given Eaton will for certain build this building. Mr. Webber stated that is correct.

**MOTION: CRA Tax Abatement be passed onto Council for Certification Approval.**

Mr. Paul moved, Mr. Shafer seconded. The motion carried on 7-0 roll call vote.

AYES: Mr. Paul, Ms. Reder, Mr. Shafer, Mr. Volosin, Mr. Wehrenberg, Mr. Wieder, Mayor McGill,

NAYS: None

**MOTION: To recommend approval of Eaton Corporation building a 25,000 Sq. Ft. Addition.**

Mr. Wehrenberg moved. Mayor McGill seconded. The motion carried on a 7-0 voice vote.

**ADJOURNMENT**

**MOTION: To adjourn.**

Mr. Paul moved, Ms. Reder seconded. The motion carried on a 7-0 voice vote.

**The City of Aurora February 13, 2007 Economic Development Board meeting adjourned at 4:20 p.m.**

---

Mayor Lynn E. McGill, Chairman

---

Rebecca Dixon, Secretary