

**APPLICATION FOR
YOUNGSTOWN COMMERCE PARK**

**Sponsored by the
Youngstown Commerce Park Corporation**

Applicant's Legal Name _____

Instructions:

- 1. Review the attached Development Guidelines and this Application before completing the form.**
- 2. Complete all items on the Application and Data Form. Write N/A or None when item is not applicable. Where necessary, attach supplemental sheets, clearly cross-referenced, to the form.**
- 3. Submit financial statements as specified by Item II-E of the application. Failure to do so will delay review and processing of this application.**
- 4. Put applicant's name and date of application (abbreviate, if necessary) in the upper right corner of each page.**
- 5. Sign the Application and Data Form.**
- 6. The completed Application and Data Form must be accompanied by a non-refundable filing fee of \$750.00. Checks should be made payable to the Youngstown Commerce Park Corporation.**
- 7. If there are any questions, call the Youngstown Commerce Park Corporation at (330) 759-3668**
- 8. Mail the application and Data Form to:**

**Youngstown Commerce Park Corporation
c/o Mahoning Valley Economic Development Corporation
4319 Belmont Avenue
Youngstown, Ohio 44505**

**APPROVED APPLICATIONS SHALL BE VALID FOR A PERIOD OF ONE
(1) YEAR FROM THE DATE OF APPROVAL.**

APPLICANT _____

DATE _____

I. **APPLICANT COMPANY**

A. Legal Name _____

B. Address _____

C. City _____ State _____ Zip _____

D. Federal Tax ID# _____

E. Contact Name _____ Telephone _____

Title _____

F. **Principal Officers**

Name _____ Title _____

Name _____ Title _____

Name _____ Title _____

G. **Company's Legal Counsel**

Name _____

Address _____

City _____ State _____ Zip _____

Telephone _____

H. **Company's Accountant** _____

Name _____

Address _____

City _____ State _____ Zip _____

I. **Description of Applicant's current business activities and/or product line (SIC Code)**

APPLICANT _____

DATE _____

II. PROPOSED PROJECT AND RELATION TO APPLICANT'S EXISTING FACILITIES

A. Describe the size of the parcel in the Youngstown Commerce Park required for the project, the site and type of building and other facilities on the site, and the street access required. Attach four (4) copies of the general site plan, along with elevations. (Include rendering, if available). Exterior building materials must be identified.

B. Project Costs

Land \$ _____ Acres

Building \$ _____ Sq. Ft.

Machinery and Capital Equipment \$ _____
(i.e. life of five years or more)

Non-capital equipment \$ _____
(i.e. life less than five years)

Architects and/or Engineers \$ _____

Financing Fees \$ _____

TOTAL \$ _____

C. Project Financing

Equity from _____ \$ _____

Primary loan from _____ \$ _____

Auxiliary loan from _____ \$ _____

Other _____ \$ _____

TOTAL _____ \$ _____

C. Job Transfers from other existing facilities

From _____ No. Transferred _____

D. Potential Job Loss if project is not completed _____

Applicant acknowledges that the filing of this Data Form in no way obligates the Youngstown Commerce Park Corporation to pursue the project and its location in the Youngstown Commerce Park. Additional information may be required prior to approval of the project.

Date _____

Company Name _____

By _____

(Name and Title)

THE YOUNGSTOWN COMMERCE PARK CORPORATION

Sponsored By The Mahoning Valley
Economic Development Corporation

Statement of Purposes and StandardsGENERAL PURPOSES

The Mahoning Valley Economic Development Corporation (MVEDC), an Ohio non-profit, charitable corporation, was formed in 1977 for the purpose of coordinating and encouraging efforts in both the private and public sectors: (1) to retain and promote the growth and expansion of existing business and industry in the Mahoning Valley; (2) to promote, attract, and secure new business and industry in the Mahoning Valley; (3) to alleviate hardships resulting from business and industrial plant closings, and to encourage, promote, educate and assist in the implementation of an action oriented program for the general economic development of the Mahoning Valley; and (4) to administer financial assistance programs for small businesses in the Mahoning Valley, including the operation of a revolving loan fund, and the administration of a loan program certified by the United States Small Business Administration.

In accordance with these purposes, MVEDC is in the process of acquiring ownership and control of several adjoining parcels of prime land located in Jackson Township,

Mahoning County, Ohio, which is suitable for business and industrial development, for the purpose of developing an industrial park, to be known as Youngstown Commerce Park.

Development will be under the following principles:

1. The development, promotion, and operation of Youngstown Commerce Park will be on a non-profit basis. These efforts shall not contemplate pecuniary gain or profit, incidental or otherwise, to members and trustees of MVEDC and Youngstown Commerce Park, and no measures shall be taken in the planning, promotion, development, and operation of Youngstown Commerce Park which would jeopardize MVEDC's status as a non profit, charitable organization under Section 501(c)(3) of the Internal Revenue Code. It is contemplated that ownership, management, control of the Youngstown Commerce Park may, at some time, be transferred from MVEDC to a separate non profit corporation developed and sponsored and entitled The Youngstown Commerce Park Corporation. In the interim, however, all developmental activities will be undertaken by MVEDC.

2. Land acquired for an industrial park will be subdivided into individual parcels. These parcels can be made available at much lower than market costs to business prospects wishing to expand or relocate in the area through any of the following methods:
 - a. outright grants in fee simple.
 - b. lease, or lease with purchase option to tenant.
 - c. transfer in fee, subject to reversion to the grantor upon the occurrence of specified conditions.
 - d. transfer for consideration to the grantor in the form of stock, or other equity ownership in the grantee business.
3. Youngstown Commerce Park may charge prospects only such fees as are necessary to defray site acquisition, organizational, land subdivision and development, and operational and administrative expenses.
4. In addition to sites, Youngstown Commerce Park will offer to business prospects a comprehensive package of development incentives and assistance, involving development financing and banking arrangements, utilities, tax abatements, organized

labor cooperation, advertising and promotional assistance, transportation arrangements, and others. This effort is reflective of MVEDC's founding purpose of marshalling the efforts of three major sectors: business, labor, and government, to promote economic development throughout the Mahoning Valley area.

GENERAL STANDARDS FOR
BUSINESSES LOCATING IN
THE YOUNGSTOWN COMMERCE PARK

The Youngstown Commerce Park Corporation, either as an individual entity or by and through MVEDC, will carefully review applications from businesses seeking to locate in the park, and shall have sole discretion in evaluating which businesses merit the advantages of locating in the park, and which businesses would be compatible and suitable for locating in the park. Following are general standards which shall be followed in such evaluation.

1. To be eligible for location in the Youngstown Commerce Park, the nature of a business shall be industrial, commercial, distribution or research, or any combination thereof, the operation of which alone or in conjunction with other facilities will create new jobs

or preserve existing jobs and employment opportunities and will improve the economic welfare of the people of the Mahoning Valley.

2. The following items will be specifically considered:

- (a) The number of jobs to be created or preserved, directly or indirectly.
- (b) The payrolls and taxes generated at state and local levels.
- (c) The economic needs of the area.
- (d) The size, nature and cost of the eligible project, including the prospect of the project providing long term jobs and enterprises consistent with the changing economic needs of the area.
- (e) The degree of assistance required by the private business.
- (f) The competitive effect of the assistance on other enterprises providing jobs for people in the area.
- (g) The amount and kind of assistance to be provided by governmental agencies or other agencies through tax exemption, tax abatement, loan guarantees and assistance.
- (h) The impact of the project on local governmental services, including school services and public facilities.
- (i) The affect of the eligible project on the environment, neighboring businesses in the park, and on properties in the vicinity of the park.

(j) Consideration will be given to businesses providing jobs to chronically unemployed, to unskilled workers, for those in the more economically depressed segments of the local labor market.

3. Any business locating within Youngstown Commerce Park shall evidence reasonable financial and economic soundness, and shall furnish appropriate performance bonds or other evidence of security in an amount sufficient to defray any costs and losses suffered by Youngstown Commerce Park as a result of the business' operations or failure. Each business locating within Youngstown Commerce Park shall agree to indemnify and hold harmless Youngstown Commerce Park from any and all claims which may be asserted against Youngstown Commerce Park as a result of such business activities. Each such business shall also maintain insurance to protect Youngstown Commerce Park against such liability.
4. Any business locating within Youngstown Commerce Park shall remain accountable to Youngstown Commerce Park to achieve projected employment schedules within a reasonable period of time. Conveyance agreements between Youngstown Commerce Park and various business prospects wishing to

locate therein, shall contain appropriate restrictive covenants which shall operate:

- (i) to prohibit a reconveyance of the parcels to third parties within a period of 10 years from date of original conveyance; and,
- (ii) to reimburse Youngstown Commerce Park in the event of the failure of such business prospect to substantially achieve its projected employment goals (as represented to Youngstown Commerce Park) within a period of 3 to 5 years as follows:
 - (a) if the parcel has not been developed or otherwise encumbered, then to cause an outright reversion of the parcel to Youngstown Commerce Park Corporation; or,
 - (b) if the parcel has been developed or is otherwise encumbered, then to cause a monetary reimbursement to Youngstown Commerce Park Corporation in a sum which is not less than two times the appraised value of the undeveloped parcel as of the time of the original conveyance to such business prospect.

ACTION IN WRITING OF THE TRUSTEES OF
YOUNGSTOWN COMMERCE PARK CORPORATION

The undersigned being all of the Trustees of YOUNGSTOWN
COMMERCE PARK CORPORATION do hereby take the following action in writing
as of July _____, 1988:

RESOLVED: That the Trustees of the corporation hereby amend
paragraph 4(1) of the Statement of Purposes and Standards to
read as follows:

4. Any business locating within Youngstown Commerce
Park shall remain accountable to Youngstown Commerce
Park Corporation to achieve projected employment
schedules within a reasonable period of time.
Conveyance agreements between Youngstown Commerce
Park Corporation and various business prospects
wishing to locate therein, shall contain appropriate
restrictive covenants which shall operate:
- (1) to prohibit a reconveyance of the parcels
to third parties within a period of 5
years from date of original conveyance
without first obtaining the written
consent of Youngstown Commerce Park
Corporation (which consent shall not be
unreasonably withheld); and,

In all other respects the Statement of Purposes and
Standards shall remain the same.

C. ROBERT CUSICK

WILLIAM G. MITTLER

FRANK D. DeJUTE

J. PHILLIP RICHLEY

ROBERT W. WICK

ARTHUR G. YOUNG

DAVID L. McBRIDE

WARREN P. WILLIAMSON, III

DONALD W. McGOWAN