

P/C 12-5-17 Finance  
CA 1-9-18  
1st R 1-16-18  
2nd R 2-6-18 - corrected  
3rd R \_\_\_\_\_  
R/C \_\_\_\_\_

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11013-2018

INTRODUCED BY: MAYOR COYNE

AN ORDINANCE AUTHORIZING  
THE CITY OF BROOK PARK TO PROVIDE A DEMOLITION & PLANT  
EXPANSION GRANT FOR QUES INDUSTRIES, INC.,  
LOCATED AT 5420 WEST 140<sup>TH</sup> STREET, BROOK PARK, OHIO.

**WHEREAS**, Ques Industries, Inc. (herein "Ques") is a family owned business that has operated since 1983;

**WHEREAS**, Ques manufactures chemical water treatment additives for Boiler, Steam, Cooling and Closed Systems as well Microbiological Water Treatment additives for governmental, industrial, commercial and business applications;

**WHEREAS**, Ques manufactures chemical water additives for Wastewater, Potable and Specialty Water Treatments for industrial, commercial and business applications;

**WHEREAS**, QUES manufactures solvent degreasers, safety solvents, acid/alkaline, metal, floor, general, automotive and commercial cleaner and degreaser solutions;

**WHEREAS**, Ques was organized in 1983 and constructed its facilities on West 140<sup>th</sup> at a cost of \$1.2M in or around 1990;

**WHEREAS**, Ques currently employees approximately 26 employees in the City of Brook Park;

**WHEREAS**, Ques expanded its payroll by 5 employees in 2017;

**WHEREAS**, Ques currently generates a payroll of approximately \$1.5M per annum;

**WHEREAS**, Ques purchased the former animal hospital located at 5320 West 140<sup>th</sup> in April of 2015 for \$525,000;

**WHEREAS**, Ques desires to demolish the buildings, structures and improvements at 5320 West 140<sup>th</sup> in order to expand its plant and operations at 5420 West 140<sup>th</sup> by 30,000 - 35,000 sq. ft in 2018;

preparation to facilitate the construction of a new facility is \$30,000;

**WHEREAS**, the anticipated cost of the new plant is \$3.1M;

**WHEREAS**, Ques expects to expend an additional \$2-\$5M in new equipment and fixtures for the new plant to expand its manufacturing operations by 100% over the next several business cycles;

**WHEREAS**, Ques expects, and will use best efforts to add up to 30 new employees to its payroll over the next 5 years as result of its proposed business expansion;

**WHEREAS**, the property located at 5320 West 140<sup>th</sup>, Brook Park is currently vacant, under-utilized and non-productive;

**WHEREAS**, the buildings and improvements at the 5320 West 140<sup>th</sup> are economically unviable, obsolete, dilapidated and in substantial disrepair sufficient to create a negative economic pressure and influence upon the surrounding community;

**WHEREAS**, new water treatment and cleaning solvent market opportunities justify Ques' proposed investment in new business and plant expansion at its 5420 West 140<sup>th</sup> Street facility.

**WHEREAS**, Ques desires to enter into contracts to demolish all existing structures at 5420 West 140<sup>th</sup> and commence its plant expansion without delay in 2018; and,

**WHEREAS**, the City of Brook Park encourages the development of real property and the acquisition of personal property located within the City's Enterprise and Target Improvement Zones; and

**WHEREAS**, Ques is desirous of undertaking a project which will create employment opportunities within the City of Brook Park, provided that the appropriate development incentives are available from the City to support the economic viability of the Project; and

**WHEREAS**, Financial assistance from the City of Brook Park is necessary to secure the Ques' proposed investment and expansion within the city;

**WHEREAS**, the City of Brook Park, having the appropriate authority for the stated type of project, is desirous of providing Ques with demolition and construction incentives available for the development of the Property consistent with the purposes of Section 13 of Article VIII of the Ohio

Constitution to create or preserve jobs and employment opportunities, to eradicate and mitigate blight within the City, and to improve the economic welfare of the people of the State; and

**WHEREAS**, the Mayor of the City of Brook Park has investigated the request of Ques for demolition and plant expansion grant assistance and recommends the same to the City Council on the basis that Ques is qualified by financial responsibility and business experience to create and preserve employment opportunities and improve the economic climate of the City of Brook Park;

**NOW THEREFORE, BE IT ORDAINED**, by the Council of the City of Brook Park, State of Ohio, that:

**SECTION 1:** This Council agrees to provide a demolition and plant expansion grant to Ques to be applied exclusively to the immediate demolition of the current buildings and improvements at 5320 West 140<sup>th</sup> and to the expansion of its plant and equipment at 5420 West 140<sup>th</sup> in an amount of \$30,000.00.

**SECTION 2:** The money needed for the aforesaid transaction shall be paid by the City from funds appropriated for Brown field redevelopment and economic development to Ques upon the completion of the demolition of all buildings and improvements currently situated upon 5320 West 140<sup>th</sup> and said funds shall be exclusively applied to the costs, expenses and fees arising from and/or incurred by Ques in furtherance of the demolition at 5320 West 140<sup>th</sup> and the subsequent expansion of its facilities at 5420 West 140<sup>th</sup> Street, Brook Park, Ohio.

**SECTION 3:** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Sections 121.22 of the Ohio Revised Code.

**SECTION 4:** This Ordinance shall take effect at the earliest time allowed by law.

PASSED:

2/6/18

  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_

APPROVED:

Michelle Blazak  
Clerk of Council

[Signature]  
MAYOR

DATE February 6, 2018

I HEREBY APPROVE THE WITHIN  
INSTRUMENT AS TO LEGAL FORM  
AND CORRECTNESS

[Signature]  
DIRECTOR OF LAW

CERTIFICATE

Michelle Blazak, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance/Resolution No. 11013-218 passed on the 06th day of February 2018 by said council.  
Michelle Blazak  
Clerk of Council

I, Michelle Blazak, Clerk of Council for the City of Brook Park, State of Ohio, do hereby certify that there is no newspaper of general circulation in the municipality and that publication of the foregoing ordinances/resolutions was made by posting true copies at six of the most public places in said municipality as determined by Ordinance No. 4838-1975, location City Hall, 6161 Engle Road, Police Station 17401 Holland Road, #1 Fire Station 5590 Smith Road, #2 Fire Station 22530 Ruple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 6165 Engle Road, for a period of fifteen days.  
commencing February 9, 2018  
Michelle Blazak  
MICHELLE BLAZAK  
Clerk of Council

	Yea	Nay
Stermm	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Orcutt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Burgio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salvatore	<input checked="" type="checkbox"/>	<input type="checkbox"/>