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**AUGUST 31, 2020
NEWS RELEASE
FOR IMMEDIATE RELEASE**

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LORAIN COUNTY ADMINISTRATOR/BOARD OF
COMMISSIONERS**

County Commissioners Welcome Carvana Project to Lorain County

Over the past 18 months, the Lorain County Board of Commissioners and County Prosecutor’s Office have partnered with Elyria Township, the City of Elyria, and the City of Lorain. The partnerships are in support of the creation of a 124 +/- -acre Joint Economic Development District (JEDD). Commissioner Lori Kokoski remarked “We continue to welcome the opportunity to partner with the cities of Lorain and Elyria and Elyria Township to create this district. This enables us to bring the infrastructure necessary to the Spiegleberg site to promote its development into a major job creator for our County.”

Carvana, a leading e-commerce platform for buying and selling used vehicles, based in Tempe, Arizona (<https://www.carvana.com/>), is planning to invest approximately \$23 million in improvements and construction and create an estimated 400 new jobs with an estimated potential payroll of more than \$13 million in Elyria Township, Lorain County. JobsOhio has supported the project by issuing a Job Creation Tax Credit today, along with an Economic Development Grant and a 629 Roadway improvement grant. The Ohio Department of Transportation (ODOT) is supporting the project by contributing funds towards the roadway improvements from their Jobs and Commerce grant program.

Former Mayor Joseph Koziura and current Mayor Jack Bradley have been working with the County Commissioners to set the stage for Lorain to benefit from development both within the City and around the City. The development of a JEDD with Elyria Township creates the potential for the City to gain income tax revenue and sanitary sewer customers. Partnering with the County and Township along with the City of Elyria allows the creation of the JEDD to move forward and can create the impetus once development occurs to extend sewer south of State Route 2 where there is undeveloped land in both Elyria Township and Amherst Township which also has a JEDD with the City of Lorain.



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Mayor Bradley stated, “This is an opportunity for Lorain to benefit from development along the freeway like other communities. I envision this being the next job hub in the County with many businesses and jobs created that put Lorain citizens and our neighboring communities at work close to home.”

Elyria Township Trustees Bill Holtzman, Timothy Van Dyke and Rick Hutman brought the concept of the JEDD to the Board looking for assistance in creating a premier development opportunity. Trustee Hutman stated, “If we could get the right people to work with us, we as trustees knew we could create a real win-win opportunity for the Township and our neighbors to generate growth for our collective future.”

The City of Elyria will be providing water to the site and is working cooperatively with Elyria Township as well to assist in making development possible at this strategic interchange in Lorain County.

Additionally, the County is looking to create a Tax Increment Financing District to facilitate the extension of sanitary sewers to the area on both sides of State Route 2. Currently the site does not have adequate public infrastructure in place to support full development of the site and allow for additional development of the area. Identified improvements include but are not limited to: extension of sewer, provision of water, and road improvements.

Tax Increment Financing allows for the redirection of the increased real estate taxes to be used to fund public improvements to allow for development of land and job creation. Commissioner Sharon Sweda commented “Economic development is about creating jobs and investment in the local community; this project is a prime example of how we can reposition a vacant or underutilized property to prepare it to support development and increase the tax base.”

Commissioner Matt Lundy stated, “I have always stressed that we can move forward faster when we work together. With the communities of Elyria, Lorain, Elyria Township and the commissioners working together, we have set the stage for new jobs and growth in the future.”

Ohio Revised Code allows for creation of a Joint Economic Development District where one or more municipalities and a township agree to work together to develop township land for commercial or industrial purposes. The benefit to the municipality is that they get a portion of the taxes levied in the JEDD; whereas the township does not lose prime development land, can still collect property taxes and a portion of income taxes, and can utilize City utilities.



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