

Warrensville Heights Occupancy Program (W.H.O.P.)

The City of Warrensville Heights continues to pursue new and efficient economic development strategies that are fiscally responsible, support the creation of new jobs, and grow the City's economic tax base. The City looks to create these programs through legislation passed through various state, county, and municipal actions that allow for such creation.

The Warrensville Heights Occupancy Program (W.H.O.P.) provides a monetary grant to businesses occupying or looking to occupy, whether buying or leasing, existing vacant industrial and/or commercial property within the City of Warrensville Heights, where such occupancy results in new jobs in the City of Warrensville Heights. The grant is an annual payment from the City's non-tax revenues, which is equal to a percentage of the businesses total annual payroll.

Program Eligibility

A business occupying or looking to occupy, whether buying or leasing, an existing vacant industrial and/or commercial property shall be eligible to receive an annual grant payment under the following terms and conditions:

1. The owner/business is not eligible to receive both a Community Reinvestment Area tax incentive and a W.H.O.P. grant incentive, if the Community Reinvestment Area application was made after May 1, 2005.
2. Retail and food service businesses are not eligible program participants.
3. The owner/business must currently employ at least twenty-five (**25**) full time (or full-time equivalent as defined herein) employees with a current payroll, excluding benefits, exceeding **\$500,000** and is creating at least ten (**10**) new jobs that will result in at least **\$320,000** in new annual payroll, excluding benefits, within a three (3) year period beginning at the commencement date of the W.H.O.P. agreement.

Full-time equivalent (FTE) positions are the total number of full-time employees plus the FTE of the part-time employees. The result may be the actual calculation determined by the number of hours worked by all part-time employees divided by the average number of hours worked by a full-time employee. For example, if all part-time employees worked a total of 60 hours in one week and one full-time employee is expected to work 40 hours, the full-time equivalent is calculated as $60/40=1.50$ full-time equivalent positions.

4. The owner/business agrees to maintain the existing payroll and new jobs for the period of the grant. Should the payroll and/or number of new jobs decline from the level existing at the time of the initial grant agreement, the agreement may be discontinued. Failure of the owner/business to maintain existing and new payroll commitments for two consecutive years will result in mandatory discontinuance of participation in the W.H.O.P. agreement/program.
5. The owner/business commits that it will comply with all laws and ordinances of the City of Warrensville Heights, as well as the State of Ohio.
6. The owner/business does not owe any delinquent taxes to the State of Ohio, or any other political subdivision of the State of Ohio.
7. A W.H.O.P. agreement must be offered by the City of Warrensville Heights prior to property acquisition or leasing.

For additional information or to apply to the program, please contact Jerome A. DuVal, Director of Community and Economic Development by email jduval@cityofwarrensville.com or (216) 587-1136.