



MAYFIELD VILLAGE

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ADMINISTRATION
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TO: Council President Schutt, members of Council
FROM: John Marquart, Economic Development Manager
DATE: November 26, 2025
RE: municipal income tax incentive – Mayfran International

Founded in 1933 and headquartered in Mayfield Village since 1971, Mayfran is a leading manufacturer of conveyor systems serving the metalworking and scrap metal industries. The company became a subsidiary of the Tsubaki Group, based in Osaka, Japan, in 2013. Mayfran occupies a 117,000 sq ft manufacturing facility with an attached 29,000 sq ft office building. The company employs about 200 and is the 4th largest taxpayer in the Village.

Due to space constraints, the company currently manufactures only its smaller line of products on-site, with the larger conveyors outsourced. To accommodate an additional production line to bring these products in-house, Mayfran is proposing a 47,000 sq ft expansion of the manufacturing floor and associated life safety system upgrades. Twelve (12) new full-time employees are planned for the expansion. In order to help bring this \$14.1M project (\$11.6M in construction and \$2.5M in fixtures and equipment) to fruition, I am proposing financial incentives as follows:

- 5-year municipal income tax rebate
A flat \$50,000 rebate of municipal income taxes collected by the Village per year for a period of five (5) years, provided that the company meets a minimum threshold of \$354,000 in municipal income taxes per year.
- real estate tax relief under the Community Reinvestment Area
50% relief against the value of the real improvements (does not include fixtures & equipment) for a period of ten (10) years. Per state guidelines, this would not require approval of the school district, but I have already notified the MCSD Treasurer of this incentive as a courtesy.

While this is a fairly large request, it is important to note that the project represents the largest single investment in the Village since OED roughly ten years ago. The company has agreed to these terms in principle, but we are still dotting a few I's and crossing a few T's, so for caucus Monday Dec. 1, we will be discussing the rebate portion of the incentive package only. The rebate would then appear before MCIC and Council on Dec. 15, with the CRA real estate tax relief following in January.

Thank you – we are very excited about this project, and look forward to any questions you may have.