



MAYFIELD VILLAGE

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TO: Council President Schutt, members of Council
FROM: John Marquart, Economic Development Manager
DATE: February 26, 2026
RE: real estate tax relief (CRA) – 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 197, and is the 4th largest taxpayer in the Village.

As I mentioned at the December Council meeting, the company is undergoing a 47,000 sq ft plant expansion at 6650 Beta Drive. This \$14.1M project (\$11.6M in construction and \$2.5M in fixtures and equipment) represents the largest single capital investment in the Village since Progressive campus II. Full-time employment is projected to increase by 12, pushing payroll beyond \$18.8M after completion. In order to help bring the project across the finish line and ensure life safety systems are modernized, I am proposing financial incentives as follows:

- 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 incentive does not require approval of the school district, but I have already notified the MCSD Treasurer of this incentive as a courtesy. The final agreement will be reviewed by the CRA committee in the next two weeks and presented for consideration by Council at the regular meeting on March 16, 2026.
- 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 (approved December 15, 2025 via Resolution 2025-68).

Thank you – I am very excited about this important project, and look forward to any questions you may have.