Mentor

MEANS BUSINESS

OHIO • USA

Foster Your Economic Growth

Northeast Ohio is one of the nation's premier locations to do business. The region is home to a number of Fortune 500 companies and is a leading innovator in the fields of aerospace, biotechnology, polymers & chemicals, and advanced manufacturing.

With a skilled and stable workforce, an attractive cost of living, and a wealth of available recreational and cultural opportunities, it's easy to see why Northeast Ohio is an attractive option for today's business leaders.

If you're considering expanding or relocating your business to the region, you need a soft landing site to give you a competitive edge.

Mentor, Ohio is a dynamic, business-friendly community whose continued success is built upon sustained growth in manufacturing and retail.

Our city offers attractive investment incentives, advanced site selection services, as well as international trade assistance - all customized to fit the needs of your business.

Since its days as the "Rose Capital of the World", Mentor has distinguished itself as a place for business growth.

For the past several decades, Mentor's traditional business environment has evolved, incorporating biomedical, aerospace and polymer clusters to our already robust advanced manufacturing base.

Today, over 1,700 companies with more than 59,000 employees, including major corporations, manufacturers, retailers, specialty shops and small businesses, call Mentor their home.

Over 325 independent and chain retailers occupy 3.3 million square feet of prime retail space in our city. They are supported by a community of 47,159 with 263,800 potential shoppers located within ten miles.

Mentor continues to prosper and has been recognized as one of the best places to live, work and play in America. The City was named one of the *Best 100 Places to Live* by CNN/Money magazine in 2006 and 2010 and one of the *Best Places to Retire in Ohio* in 2012 by Smart Money magazine.

Mentor continues to focus its attention both domestically and internationally on the needs of its business partners.

We invite you to discover all the reasons why Mentor is the right location for your growing business needs.

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An Ideal Location For Your Business

Mentor is located just 25 minutes northeast of downtown Cleveland, Ohio.

The City offers direct access to I-90 at SR-306 and SR-615 as well as SR-2 at SR-306, SR-615 and Heisley Road.

Both CSX and N&S rail services bisect the industrial corridor, with some properties providing spur service.

The region is served by Cleveland Hopkins International Airport (35-minute drive), Akron-Canton Regional Airport (50-minute drive), Cuyahoga County Airport (15-minute drive), and regional connector Lost Nation Airport, located on Mentor's western border.

The nearby deepwater Port of Cleveland handles over 200 ships carrying 4 million tons of cargo annually. The Cleveland-Europe Express is the only direct, scheduled vessel service that moves containerized and non-containerized cargo between the Great Lakes and Europe, through the Port of Antwerp.

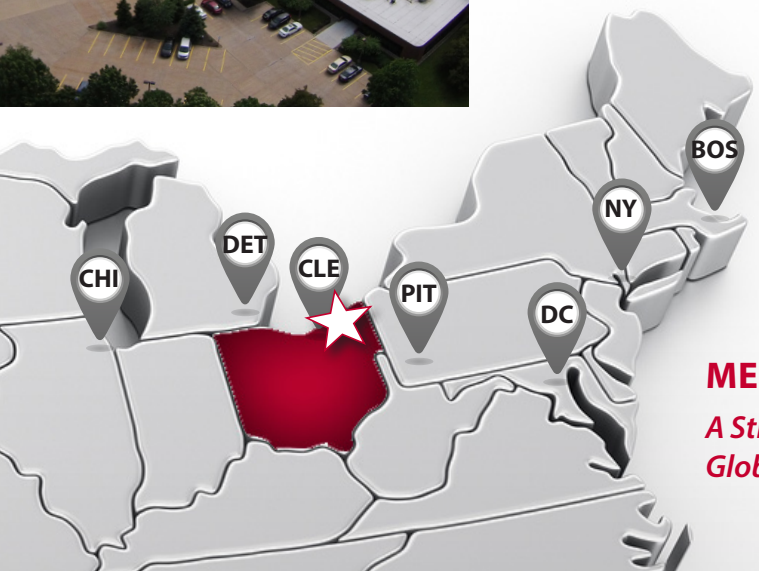
A Manufacturing Center

Mentor has ten industrial parks and over 3,200 acres zoned for manufacturing use.

Greenfield sites range from ½ acre to over 50 acres.

Existing facilities range from 500 square foot commercial condos to over 1 million square feet.

The 2012 Census of Manufacturing ranks Mentor 7th in the State of Ohio in the number of manufacturers and 8th in manufacturing employment.



MENTOR, OHIO USA

A Strategic Location Where Global Companies Succeed

AT A GLANCE

47,159
Population (2010)

263,380+
Consumers within a 10-mile radius

1,700
Number of Businesses

300
Manufacturers, 7th Largest in Ohio

325+
Retailers, 6th Retail Sales Volume Rank in the State of Ohio with over $1.5B in annual sales

170
Eateries, Ranked 7th in Ohio. 1st per capita.

3.3 Million
Square Feet Retail Development

32
Shopping Centers

94.5%
High School Graduation Rate

31.1%
Bachelor's Degree or Higher

$179,393
Median Home Value

$71,268
Average Household Income

Sources
Claritas, Inc. PRIZM, Inc., City-Data.com, census.gov

MENTOR

Settled: 1797 by Charles Parker of Vermont

Incorporated: Dec. 18, 1963

How Mentor got its name: The name originates from ancient Greek literature; Mentor was the tutor of Telemachus, the son of Odysseus. Mentor was written on the first map of the Western Reserve published in 1797.

Attractive Economic Incentives

Mentor Incentive Grant (MIG)
A multi-year, performance-based grant. The applicant proposes a level of investment consisting of an extended or new property lease, real property investment, and/or personal property investment – all linked to the creation of new payroll and jobs. The annual grant amount is based on the company's new payroll that results from the project. Applicants can receive up to 50% of the value of income taxes paid to the City for up to 10 years.

Mentor Economic Development Grant (MED)
The one-time grant is primarily for businesses that may not qualify for the MIG, or special needs such as a sign or moving expenses. The maximum grant of $10,000 is based on the amount of investment and payroll taxes paid to the City.

Community Reinvestment Area (CRA)
Targeted reinvestment areas provide property owners with real property tax exemptions for new construction or remodeling that increases the property valuation.

Maps of CRAs can be found at mentormeansbusiness.com

Mentor Village Community Reinvestment Area (CRA)
Targeted reinvestment area created to encourage new development and renovation of both commercial and residential properties within the historic Mentor Village area. The program provides property owners with real property tax exemptions for developments that increase the property valuation.

Mentor International Trade Assistance ...

Are you looking to expand your business and enter new markets? Then put our expertise to work for you.

The Mentor International Trade Initiative (ITI) assists Mentor-based companies explore international market opportunities by offering export assistance, seminars on topics related to export and international sales, and helping to identify suitable international companies for business partnerships. These services are available at no cost to Mentor companies or those planning to locate in Mentor.

In business, you face a number of challenges when exporting goods, from technical compliance and documentation, to insuring products for payment.

We are a trusted advisor offering help with these matters, or in determining how "export ready" your company may be.

The city actively engages in business attraction, expansion and retention and offers an array of programs, services and incentives to help businesses achieve their goals.

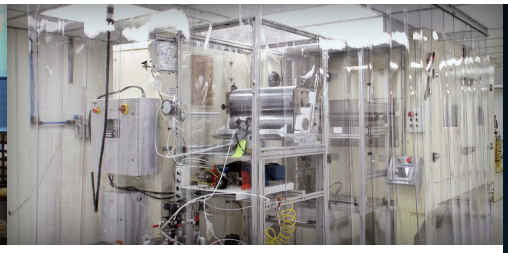
Mentor Economic Assistance Corporation (MEACO)
MEACO is a non-profit Certified Development Corporation with a mission to advance economic development opportunities within Mentor. MEACO is authorized by the U.S. Small Business Administration to provide SBA lending programs to assist with small business fixed asset investment.

SBA 504 Loan Program
This financing tool provides growing businesses with long-term, fixed-rate financing for major assets such as land, building, and heavy machinery.

The loan program works in partnership with private sector lenders to help secure SBA 504 financing for small businesses. Key advantages are below-market, fixed interest rates, 10 and 20 year terms, low fees, and as little as a 10% equity requirement.

Mentor Small Business Loan (Micro-Loan Program)
Mentor's own revolving loan fund was created to stimulate growth and expansion of manufacturing, commercial, service and retail businesses that demonstrate job creation potential.

The maximum loan is $25,000, with a minimum of $5,000. Key advantages are below-market fixed interest rates, a term of 60 months, low fees, streamlined documentation, and quick approvals.



Your Key To Continued Success

The city also participates in trade missions to identify international companies who may be looking to invest in the U.S. or find a U.S. company with whom to partner.

The advantages of foreign direct investment in Mentor include access to two foreign trade zones, a deep-water port, regional centers of excellence like the Cleveland Clinic, and advanced manufacturing industry clusters with which to do business.

Increasing sales and market share is important. Let us help you reach the world – or bring it to you.

City of Mentor
International Trade Initiative

www.mentorglobal.trade

Major Manufacturing Clusters

The City of Mentor is a manufacturing leader in the State of Ohio with a strong concentration of research and development, engineering, and metalworking firms serving the advanced manufacturing, aerospace, polymers & chemicals, and biomedical industry clusters. Nearly 300 manufacturers have chosen Mentor as their home.

ADVANCED MANUFACTURING

EVERY MANUFACTURER NEEDS A MENTOR

Advanced Manufacturing is our City's core strength and continues to drive our local economy by revolutionizing the way the world makes products. With a diverse portfolio of industries, and over 11,000 skilled workers in aerospace, biotechnology, automotive, polymers & plastics, and component parts suppliers, Mentor is well positioned to continue to outpace the U.S. in manufacturing growth.

Mentor is known for its modern manufacturing facilities, located in 10 industrial parks with easy access to interstate highways, air and rail service, and the Cleveland Port. Many of our advanced manufacturers specialize in difficult-to-machine metals and material processing, serving high tolerant industries such as aerospace, military, medical device, energy, and turbines.

TOP MENTOR ADVANCED MANUFACTURING COMPANIES

- STERIS Corporation
- PCC Airfoils
- Air Power Dynamics
- Lincoln Electric
- Wiseco Piston
- Buyers Products
- Parker Hannifin
- Eye Lighting International
- Libra Industries

OHIO'S RANK IN U.S.

- 1st in Electrical Equipment and Component Manufacturing
- 2nd in Tier-1 Automotive Suppliers

AEROSPACE & AVIATION

SOAR ALONG WITH MENTOR'S AEROSPACE & AVIATION LEADERS

Ohio is the birthplace of aviation, with native sons Orville and Wilbur Wright's invention of the airplane in 1903. Ohio and the City of Mentor continue this aerospace legacy as global leaders in aircraft engine parts manufacturing, repair, and aviation research & development.

Mentor's cluster of aerospace manufacturers is impressive, employing over 1,800 skilled full-time workers.

Northeast Ohio is home to the NASA Glenn Research Center and many of the world leaders in aviation.

TOP MENTOR AEROSPACE & AVIATION COMPANIES

- Parker Hannifin Gas Turbine Fuel Systems Division
- PCC Airfoils
- Component Repair Technologies (CRT)
- NHVS, Inc.
- PAKO
- Mold Masters International
- Core-Tech

OHIO'S RANK IN U.S.

- 1st in U.S. Supplier to Airbus S.A.S.
- 1st in U.S. Supplier to Boeing
- 3rd in U.S. Supplier to Northrop Grumman

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POLYMERS & CHEMICALS

BOND WITH OUR INDUSTRY LEADERS

Mentor's status as a global community in the polymer and specialty chemical industries is poised for continued growth. The development of Ohio's Utica and Marcellus shale offers significant advantages to the polymer and chemical industries, such as desirable proximity to customers and access to low cost natural gas and natural gas liquids. World leading research is conducted at the nearby University of Akron's Polymer Science and Engineering School. The Mentor area is also home to research and development centers from major companies such as Lubrizol and Goodyear.

TOP MENTOR POLYMER & SPECIALITY CHEMICAL COMPANIES

- PolyChem
- Chemsultants International
- Henkel / OSI
- ACO Polymer Products
- Universal Plastics
- Royal Plastics
- Clark Rubber & Plastics
- Orbis

OHIO'S RANK IN U.S.

- 1st in Polymer Output
- 1st in Rubber Product Output
- 2nd in Plastics Product Output

BIOMEDICAL

FIND A HEALTHY BOTTOM LINE IN MENTOR

Mentor is home to world leaders in biomedical related technology and devices. STERIS Corporation was founded in Mentor in 1985 and is now a global leader in infection prevention, contamination control, surgical and critical care technologies, and more.

Internationally recognized clinical research institutions, including the Cleveland Clinic, University Hospitals and Case Western Reserve University, provide Mentor biomedical companies a world-class platform for research, design, and innovation.

The newly opened Global Center for Health Innovation showcases healthcare innovations, education, and commerce through a state-of-the-art medical convention center located 20 minutes from Mentor in downtown Cleveland. Tenants include GE Healthcare, Philips Healthcare, Siemens, Cardinal Health, STERIS Corporation, and other global healthcare firms. From medical device manufacturing to drug design, Mentor is a global partner in biomedical advancement.

TOP MENTOR BIOMEDICAL COMPANIES

- STERIS Corporation
- US Endoscopy
- Frantz Medical
- Astro Medical Devices
- WS Tyler
- SourceOne Healthcare
- Volk Optical
- North American Coating Labs

OHIO'S RANK IN U.S.

- Cleveland Clinic consistently ranked among world's elite hospital systems for multiple specialities, research, innovation, and licensing
- Over 700 biomedical firms reside in Northeast Ohio

A Shopping & Dining Destination

With over 325 retailers and 170 eateries, Mentor is a shopping and dining destination in Northeast Ohio.

Our robust blend of independent shops, as well as most leading chains, attracts customers from across the region.

MENTOR OHIO

IS WHERE YOU NEED TO BE

The City of Mentor is the 6th largest retail center in Ohio with $1.5 billion in annual sales. Great Lakes Mall, a 1.2 million square foot regional mall, anchors the retail community, along with the major big box competitors. Mentor is home to over 325 retail establishments. Mentor also ranks 7th in Ohio in the number of dining and drinking establishments – satisfying every discerning palate from fine dining to take out.

Mentor is situated 20 minutes northeast of Cleveland, Ohio. Our unique location draws shoppers from Cleveland's eastern suburbs as well as outlying counties.

And, it's a fact that many national retailers such as Gordmans, Five Below, BurgerFi, Five Guys and Moe's Southwest Grill among others, have recently chosen Mentor when looking to enter the Ohio market.

We invite you to learn more about what the City of Mentor has to offer.

FastStats

- 263,380 within 10 mile trade area
- 6th largest in retail sales volume in Ohio
- Daytime population: 54,638
- Average household income: $71,268
- 20K-34K average daily traffic along major retail corridors
- 5 highway interchanges

CNN Money 2006/2010 BEST PLACES TO LIVE

Smart Money THE WALL STREET JOURNAL. MAGAZINE BEST PLACES TO RETIRE IN OHIO 2012

"Thank you for the support and cooperation we have recieved from your team. The City of Mentor has been a true partner and we are proud to be a part of your community."

Roger S. Penske
Penske Automotive

LEADING NATIONAL RETAILERS & RESTAURANTS...RIGHT AT HOME IN MENTOR!

- Aéropostale
- Babies "R" Us
- Barnes & Noble
- Best Buy
- BJ's Restaurant & Brewhouse
- Bravo!
- Burger Fi
- Chipotle
- Dick's Sporting Goods
- Dillard's
- DSW
- Five Below
- Five Guys
- Francesca's
- Gander Mountain
- Giant Eagle
- Gordmans
- Home Depot
- H&M
- HomeGoods
- JCPenney
- Kmart
- Kohl's
- The Limited
- Lowe's
- Macy's
- Menards
- Moe's Southwest Grill
- Old Navy
- Olive Garden
- Outback Steakhouse
- Panda Express
- PetCo
- PetSmart
- Panera Bread Co
- Planet Fitness
- Quaker Steak & Lube
- Sears
- Sam's Club
- Smokey Bones
- Target
- TGI Fridays
- Toys "R" Us
- T.J. Maxx
- Walmart

A Great Business Environment

"I believe Mentor, Ohio is in the top 10% of cities in the USA for a division of a global company to be located.

As the senior US executive on site, I spend most of my time driving profitability and growth, but I also believe it is important to be an active corporate citizen.

I've found working with the City of Mentor government officials and the Mentor Area Chamber of Commerce to be productive and beneficial to EYE Lighting, our employees, and our commitment to the community."

Tom Salpietra, President & COO
Eye Lighting International

Every Business Needs a Mentor

We go out of our way to meet your needs and we won't forget about you once you're here.

Guiding the Permit Process
The type of permits required will vary depending upon the type and complexity of the project and the particular property's zoning requirements. Employees of the Department of Economic & Community Development will walk you through the permit process. Information outlining the deadlines, meeting dates, rules and regulations is available both online at www.cityofmentor.com and at the Municipal Center.

Business Visitation
Face-to-face meetings provide the opportunity to maintain a dialogue between business and the City so that issues and concerns are promptly addressed.

Business Appreciation Receptions
Semi-annual receptions provide the City an occasion to formally thank businesses for contributing to the local economy. It's also a chance to meet with city officials and network with other businesses.

Business Spotlight
Our Public Information Office promotes new business openings and regularly highlights Mentor businesses on the Mentor Channel (local cable access), as well as Facebook, Twitter and YouTube.

E-news Blasts
Because communication is crucial to success, the City produces regular economic development e-blasts to convey the latest development information to members of the Mentor business community.

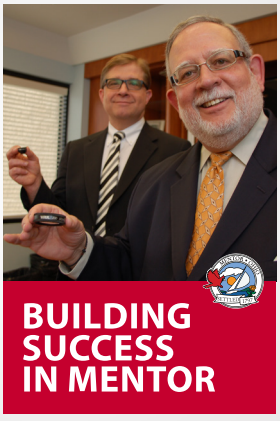
Website & Mobile App
The City's website and app provide important information to business owners, residents and visitors in a convenient, easy to use format.

Sponosored Economic Development Events
The City regularly sponsors meetings and symposiums regarding topics which are important to business success.

Local Partners
The City enjoys a close working relationship with important regional agencies dedicated to assisting businesses with resources and expertise, including the Mentor Area Chamber of Commerce, Team NEO, MAGNET, JobsOhio, BioEnterprise, NEOTEC, Ohio Aerospace Institute, Global Cleveland, Lake County Port & Economic Development Authority and many other organizations.

DIGITAL DOWNLOAD

Read how direct investment in the City of Mentor has led to success with a number of internationally owned businesses.



Quality of Life

Mentor is a waterfront community which offers attractive lifestyle advantages for our residents. With ample recreational, cultural, shopping and dining opportunities, it's a great place to call home.

Family Friendly
Mentor's well planned community provides a balance between green space and development. Homes of all styles are available – from master planned developments to charming century homes – from contemporary condominium units to cozy apartment living. Whether you're just starting out or looking to retire, Mentor is a great place to call home.

The City offers a number of recreational amenities including over a dozen parks, an indoor ice arena, community center, senior center, swimming pools, 18-hole golf course and practice center, baseball and soccer fields, a regional bikeway system, skate parks, as well as basketball, tennis and pickleball courts.

The 450 acre Mentor Lagoons Nature Preserve & Marina demonstrates Mentor's ongoing commitment to the protection of green space and the Lake Erie shoreline.

Mentor also hosts a number of family-friendly events throughout the year, including BeachFest, CityFest, the Mentor Rocks summer concert series, the Mentor Farmers Market and more.

Tourist Attractions
Headlands State Park is the county's most popular destination, featuring Ohio's longest public swimming beach.

The James A Garfield National Historic Site, operated by the National Park Service, is the home of our 20th President and Mentor's most famous resident.

Mentor Marsh State Nature Preserve is one of the largest natural marshes remaining along the Lake Erie Shore. It is one of the best places to bird watch in Ohio and the nation.

Nearby Holden Arboretum features over 120,000 plants and 20+ miles of trails on 3,600 acres of property.

Northeast Ohio boasts more wineries per square mile than any other region. Hundreds of acres of rolling lush vineyards and award-winning wines draw tens of thousands of visitors each year for touring and sampling. For a list of area wineries, visit www.ohiowines.org and select the "Wines & Vines Wine Trail".

Responsive City Services
The Fire Department works daily to minimize the loss of life and property through suppression, rescue, education, code enforcement, investigation and other problems.

The Mentor Police Department is proactive in its presence in the community, with services including a K-9 unit, bicycle patrol, vacation house watch, vehicle lockout assistance and crisis intervention team.

Ongoing capital improvements ensure maintenance of existing infrastructure while investing in our future.

Education
The highly rated Mentor School System, along with parochial and private schools, the Auburn Career Center, Lakeland Community College and Lake Erie College enjoy a reputation for providing outstanding educational programs. Nationally ranked four-year, graduate and post graduate universities are an easy commute for residents and include: Case Western Reserve University, John Carroll University, Cleveland State University, Kent State University, Baldwin Wallace College and Hiram College.

- Mentor Public Schools consistently earn the highest ratings from the Ohio Department of Education.
- One of 388 schools nationwide to be recognized by the College Board with a place on its Advanced Placement Achievement List.
- 96% of students graduate.
- 89% of graduates go on to college or technical school.

Mentor Is Ready For You...

READY TO WORK

Mentor maintains a skilled and stable workforce. Our residents are more highly educated, enjoy a higher median income, and have a higher home ownership rate than both the US and Ohio average.

Mentor Public Schools are highly effective and nationally recognized. There are also a number of local technical training facilities dedicated to advanced manufacturing and engineering technology.

READY TO BUILD

Mentor has ten industrial parks and over 3,200 acres zoned for manufacturing use. Available greenfield sites range from ½ acre to over 50 acres, in addition to a full range of facilities available for immediate occupancy.

READY TO INNOVATE

The area is home to world class educational, research, and medical institutions including Case Western Reserve University, NASA Glenn Research Center, the Cleveland Clinic, University Hospitals, and the Edison Biotechnology Center.

READY TO SUPPORT

Mentor offers a variety of attractive economic incentives that include tax abatement, tax credits, direct grants, infrastructure improvements and public financing.

We also provide direct staff assistance on import/export compliance, planning, finance and job training.

READY TO SAVE

Mentor offers a fantastic quality of life as well as a low cost of living. You can conduct business in Mentor at a fraction of the cost of what you'd spend in New York or California.

READY TO EXPERIENCE

Mentor is a beachfront community that provides a great quality of life. We offer affordable housing, scenic natural beauty, diverse outdoor activities, outstanding recreational facilities, as well as robust shopping and dining options.

Regional attractions include a world class orchestra, museums, professional sports teams, and much more.

Contact us today to learn more about why Mentor is the ideal location for your operations.

Are You Ready to Succeed?
Choose Mentor, Ohio!

Learn more about why the City of Mentor is a great place to do business!
www.MentorMeansBusiness.com

The City of Mentor

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CITY OF MENTOR
INCORPORATED 1963