



CITY OF LIMA

Sharetta Smith, Mayor

50 Town Square
Lima, Ohio 45801-4900
Phone: 419-228-5462
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03/17/2025

Lima City Council
50 Town Square
Lima, OH 45801

Re: Request to accept minutes and to accept/modify the recommendation of the Tax Incentive Review Committee Council

Dear Council:

The Mayor has authorized legislation to accept the minutes of the 2024 Tax Incentive Review Council (TIRC) meeting, as well as to consider the recommendations of the TIRC. The TIRC is an inter-jurisdictional body established under the Ohio Revised Code to review and evaluate the performance of each Community Reinvestment Area (CRA) agreement within the City of Lima.

Attached are the minutes from the TIRC meeting held on March 14, 2025. The City of Lima reported on twenty-four (24) agreements within the city limits. The TIRC recommends continuing fifteen (15) of these agreements, along with the following adjustments:

Reduce for One Year

- WODA (2017-01): Reduce the agreement for one year due to low payroll for the two employees and the ongoing vacancy of the first-floor retail space.

Suspend for One Year

- PLAYWITHYOURFOOD, LLC (2021-01): Suspend the agreement for one year due to outstanding taxes with the Allen County Auditor.
- Booker Real Estate Holding, LLC. (2022-04): Suspend the agreement for one year due to outstanding taxes with the Allen County Auditor.
- DW Plaza, LLC. (2024-01): Suspend the agreement for one year due to outstanding taxes with the Allen County Auditor.

Terminate

- Pedcor Investments, LLC. (2023-01): Terminate the agreement due to the property being sold to Kesh Capital in 2024. Pedcor Investments requested the termination, and Kesh Capital has not expressed interest in having the agreement reassigned.
- James & Carline Inc. LLC (2018-02): Terminate the agreement due to ongoing non-reporting issues and outstanding taxes with the Allen County Auditor.
- Creating Comfort Rental, LLC (2022-02: Terminate the agreement as construction has not begun, and no construction date has been set.
- Scarlett & Grey, LLC (2008-01): Terminate the agreement as it has expired.

The Ohio Revised Code requires the City Council to vote to accept, reject, or modify these recommendations. Therefore, we respectfully ask the Council to accept the TIRC minutes and recommendations. Thank you for considering this request.

Sincerely,

Reviewed:



Amber Martin
Workforce & Small Business Dev. Coord.

Meri Foster
Director of Finance

Approved:



Sharetta T. Smith, JD, MBA
Mayor