

3. \*From the Workforce & Small Business Dev. Coord. regarding legislation to accept minutes and to accept/modify the recommendation of the Tax Incentive Review Committee Council.



# CITY OF LIMA

*Sharetta Smith, Mayor*

50 Town Square  
Lima, Ohio 45801-4900  
Phone: 419-228-5462  
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Present: Rachael Gilroy (Allen County Auditor), Kathy Henry (Allen County Auditor office), Cindy Brownlow (Lima City Schools Board Member), Jeannine Jordan (City of Lima Council Member), Miranda Hatfield, and Amber Martin (City of Lima Department of Workforce and Small Business Development Coordinator)

Rachael Gilroy called the meeting to order on March 14, 2025, at 9:00 AM. Mrs. Martin provided the committee with packets containing information regarding each of the twenty-two reporting companies' 2024 CRA Tax Incentive Report. The information included the company name, agreement number, terms of the tax abatement, location, school district, dates of agreement, abatement terms, baseline jobs, jobs added, jobs retained, annual payroll, end-of-year employment numbers, investment made, property taxes 2023 payable in 2024, property taxes abated in 2023 abated in 2024, report received, contact name, and the previous year recommendation.

Agreements were reviewed for the following companies with discussion, vote, and recommendations for each company are below.

## **CRA #1 North Lima**

**Pedcor Investments, LLC 2023-02:** The information regarding Pedcor Investments, LLC, was presented. Ms. Martin stated that Pedcor had reportedly sold the property to Kesh Capital and requested to terminate the agreement. Ms. Hatfield informed the group that the Legal Department was collaborating with Pedcor's attorney to determine whether the agreement should be reassigned or terminated, as the property may have been acquired by a subsidiary of Pedcor. Ms. Martin made a motion to terminate the agreement, which was seconded by Council Member Jordan. The motion passed unanimously. **Terminate**

## **CRA #2 Downtown Lima/Kibby**

**Union Square (Coleman) 2014-01:** The information for Union Square was read aloud. The tax-exemption status of the property was confirmed by the Allen County Auditor's Department. Ms. Martion motioned to terminate the agreement due to the tax-emption status and seconded by Council Member Jordan. The motion passed unanimously. **Terminate**

**Kroger (Ruler Foods) 2016-00:** The information for Kroger was read aloud. Council Member Jordan motioned to continue the agreement and Ms. Brownlow seconded the motion. The motion passed unanimously. **Continue**

**WODA (43 Town Sq.) 2017-01:** The information for WODA was read aloud. The committee discussed concerns with the low payroll and the vacancy of the first-floor retail space after the

company was asked to increase efforts to fill the space last year. Council Member Jordan motioned to reduce the abatement for 10% for the reasons discussed and Ms. Brownlow seconded the motion. The motion passed unanimously. **Reduce by 10%**

**Pursuit III, LLC (Metro Center) 2017-01:** The information for Pursuit III, LLC., was read aloud. The occupancy of the building was discussed. Council Member Jordan motioned to continue the agreement and Ms. Brownlow seconded the motion. The motion passed unanimously. **Continue**

**CDC Real Estate Holding, LLC. (FKA, T-K Sarno) 2019-02:** The information for CDC Real Estate Holding, LLC., (207 S Central) was read aloud. Ms. Martin motioned to continue the agreement and Council Member Jordan seconded the motion. The motion passed unanimously. **Continue**

**CDC Real Estate Holding, LLC. (201 S Central, parcel combined with 207 S. Central) 2022-03:** The information for CDC Real Estate Holding, LLC, 2022-03, was read aloud. Ms. Martin motioned to continue the agreement and Council Member Jordan seconded the motion. The motion passed unanimously. **Continue**

**CDC Real Estate Holding, LLC. (MakerSpace, 219) 2021-05:** The information for CDC Real Estate Holding, LLC, 2021-05 was read aloud. Council Member Jordan motioned to continue the agreement and Ms. Brownlow seconded the motion. The motion passed unanimously. **Continue**

**PLAYWITHYOURFOOD, LLC., 2021-01:** The information for PLAYWITHYOURFOOD was read aloud. Ms. Henry reported the business' property taxes were delinquent. Council Member Jordan motioned to suspend the agreement due to the delinquent taxes and Ms. Martin seconded the motion. The motion passed unanimously. **Suspend**

**26 Downtown, LP, 2019-04:** The information for 26 Downtown was read aloud. Council Member Jordan motioned to continue the agreement and Ms. Brownlow seconded the motion. The motion passed unanimously. **Continue**

**Spring & Main, LLC, 2021-03** The annual report was read aloud. Ms. Martin confirmed with Ms. Henry that reports were needed for both agreements. Ms. Henry stated that the appraisers assessed the value of each building separately and that taxes would be calculated separately for each building. Therefore, each agreement required a separate report. Council Member Jordan motioned to continue the agreement and Ms. Martin seconded the motion. The motion passed unanimously. **Continue**

**Spring & Mains, LLC, 2021-04:** The annual report was read aloud. Ms. Martin confirmed with Ms. Henry that reports were needed for both agreements. Ms. Henry stated that the appraisers assessed the value of each building separately and that taxes would be calculated separately for each building. Therefore, each agreement required a separate report. Council Member Jordan motioned to continue the agreement and Ms. Martin seconded the motion. The motion passed unanimously. **Continue**

**Booker Real Estate Holding, LLC., 2022-04:** The annual report was read aloud. Ms. Henry reported the business' property taxes were delinquent. Council Member Jordan motioned to suspend the agreement due to the delinquent taxes and Ms. Martin seconded. The motion passed unanimously. **Suspend**

**CRA #3 Central Lima**

**Fat Jack's Pizza, LLC., 2010-11:** The annual report was read aloud. Ms. Martin motioned to continue the agreement and Council Member Jordan seconded the motion. The motion passed unanimously. **Continue**

**New Lima Housing for the Future, INC., 2011-02:** The annual report was read aloud. Council Member Jordan motioned to continue the agreement and Ms. Martin seconded the motion. The motion passed unanimously. **Continue**

**James & Carline Inc., LLC 2018-02:** The annual report for James & Carline Inc., LLC, was not received. Mrs. Martin reported she had spoken with the property owner on Monday, and he acknowledged the report was due. Mrs. Henry reported the property was delinquent in taxes. Allen County Auditor Gilroy motioned to terminate the agreement due to ongoing concerns with non-reporting and delinquent taxes, and Council Member Jordan seconded the motion. The motion passed unanimously. **Terminate**

**Spring Street Senior Lofts, LLC 2019-03:** The annual report was read aloud. Council Member Jordan motioned to continue the agreement and Ms. Brownlow seconded the motion. The motion passes unanimously. **Continue**

**CHG (TownePlace by Marriott) 2019-01:** The annual report was read aloud. Ms. Henry reported that CHG was compliant with the sale tax payments. Ms. Martin motioned to continue the agreement and Council Member Jordan seconded. The motion was passed unanimously. **Continue**

**Greater Lima Acquisition Group. LLC, 2022-01:** The annual report was read aloud. Council member Jordan motioned to continue the agreement and Ms. Martin seconded the motion. The motion was passed unanimously. **Continue**

**Creating Comfort Rental, LLC, 2022-02:** The annual report was read aloud. Construction at the property had not begun and has no start date. Ms. Brownlow motioned to terminate as the property was not being developed as defined in the agreement and Council Member Jordan seconded. The motion was passed unanimously. **Terminate**

**Sulai Hospitality, Inc. 2023-01:** The annual report was read. Ms. Henry reported that Sulai Hospitality, Inc. was compliant with sale tax payments. Council Member Jordan motioned to continue the agreement and Ms. Martin seconded the motion. The motion was passed unanimously. **Continue**

**DW Plaza, LLC. 2024-01:** The annual report had not been submitted by DW Plaza, LLC. Ms. Martin reported that the report packet was mailed and a reminder phone call was made to the phone number on the application. Ms. Henry reported that DW Plaza was delinquent in taxes. Council Member Jordan motioned to suspend the agreement and Ms. Brownlow seconded the motion. The motion passed unanimously by the members. **Suspend**

**CRA #4 Cable West**

**Scarlett & Grey, LLC, (BW3) 2008-01:** The annual report was read. Ms. Henry confirmed 2024 was the last year for the company to report. Ms. Martin motioned to terminate the agreement per agreement and Council Member Jordan seconded the motion. The motion was passed unanimously by the other members. **Terminate**

**EATS Investments, LLC., 2021-02:** The annual report was read. Council member Jordan motioned to continue the agreement and Ms. Brownlow seconded the motion. The motion was passed unanimously. **Continue**

The City of Lima was advised to contact the Allen County Auditor for accurate tax information in the future.

Minutes prepared by Amber Martin.



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