

_____ (SECOND READING) An Ordinance authorizing the Mayor to enter into a CRA Tax Exemption Agreement with Shawnee Lakes, LLC a Limited Liability Company, for a project on Allentown Road.

ORDINANCE NO. 077-25

Introduced by _____ Councilor

Seconded by _____ Councilor

Form Approved AKL Director of Law

PUBLICATION: I hereby certify that this Ordinance was published in a summary manner according to law in the Lima News on _____

Dana Addis, Clerk

VOTE	1ST		2ND		3RD	
	Y	N	Y	N	Y	N
GORDON						
WILKERSON						
THOMPSON						
JORDAN						
JONES						
GLENN						
NEEPER						
DIXON						
TOTAL						

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CRA TAX EXEMPTION AGREEMENT WITH SHAWNEE LAKES LLC, A LIMITED LIABILITY COMPANY, FOR A PROJECT ON ALLENTOWN ROAD.

PREAMBLE: The purpose and authority of and for this ordinance are set forth as follows:

WHEREAS, pursuant to Ordinance 101-07 adopted on May 7, 2007, this Council designated a certain area within the City of Lima to be included in Community Reinvestment Area (CRA) Cable West Lima #4, Area 003-02205-08, pursuant to Sections 3735.65-3735.70 of the Ohio Revised Code; and,

WHEREAS, the City of Lima is desirous of providing Shawnee Lakes LLC, A Limited Liability Company, with incentives available to construct 36 new housing units at Allentown Road (Parcel No. 36-2703-01-004.004), for uses within said CRA Cable West Lima #4, Area 003-02205-08, in accordance with the Ohio Revised Code; and,

WHEREAS, Shawnee Lakes LLC, A Limited Liability Company, will construct six (6) new multi-family residential buildings, each containing six (6) new units, which will be an asset to the neighborhood and community at-large; and,

WHEREAS, Shawnee Lakes LLC, A Limited Liability Company, is requesting an abatement of 75% to be applicable over a period not to exceed 15 years; and,

WHEREAS, notice has been provided to the Board of the Elida Local School District as required by law; and,

WHEREAS, Council finds that passage of this ordinance is necessary because of the immediate need for the action authorized herein to meet administrative operational deadlines, and in order to preserve the public peace, property, health, safety, and welfare of the community and its citizens, and to provide for the efficient and effective operation of the municipal government, and by reason

thereof, this Ordinance constitutes a matter of administrative emergency and shall take effect immediately upon its passage, as set forth in Section 33 of the City Charter; Now, Therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LIMA, OHIO, WITH AT LEAST A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING:

Section 1. The application by Shawnee Lakes LLC, A Limited Liability Company, for exemption of certain real property taxes is approved, as set forth herein. The Mayor is hereby authorized to enter into an agreement with Shawnee Lakes LLC, A Limited Liability Company, (hereinafter "applicant"), for the exemption of real property taxes owed on the real property located at Allentown Road (Parcel No. 36-2703-01-004.004) and within the area of CRA Cable West Lima #4, Area 003-02205-08. The Mayor is further authorized to execute any and all documents necessary to enter into said agreement and upon such terms and conditions as the Mayor deems appropriate, provided however, that no term of said agreement shall permit the real property tax exemption granted to the applicant to exceed a period of 15 years. Furthermore, no term of said agreement shall permit the real property tax exemption to exceed 75% of the assessed value of the improvement for years 1 through 15.

Section 2. Council finds and determines that the above preamble contains specific findings by Council as part of and in support of passage of this Ordinance, and that all formal actions of this Council and any of its committees concerning and relating to the adoption of this ordinance were taken in an open meeting and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings held in compliance with the law.

Section 3. Council passes this Ordinance under authority of City Charter Sections 1 and 81, and Chapters 212 and 288 of the Codified Ordinances of Lima, as being a matter of local self-government and in the exercise of its constitutional Home Rule authority, and as otherwise in the best interests of the City.

Section 4. The Clerk of the Council is authorized and directed to cause publication of this ordinance to be made in a summary manner as provided by the City Charter.

Section 5. In accordance with City Charter Section 33, and for the reasons set forth in the Preamble above, this ordinance is considered as an administrative emergency, and shall take effect and be in force forthwith upon passage by an affirmative vote of at least two-thirds of the members elected to council at the first reading hereof. If it does not so pass at first reading, it shall take effect and be in force forthwith upon passage by an affirmative vote of at least two-thirds of the members elected to council at the second reading hereof. If it does not so pass at second reading then it shall take effect and be in force forthwith upon passage by an affirmative vote of at least a majority of the members elected to council at the third reading hereof. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

Jamie L. Dixon, President

Approved: _____, 2025

Sharetta T. Smith, Mayor

ATTEST: _____
Dana Addis, Clerk of Council

ORDINANCE NO. 077-25

Introduced by _____ Councilor

Seconded by _____ Councilor

Form Approved AKL Director of Law

PUBLICATION: I hereby certify that this Ordinance was published in a summary manner according to law in the Lima News on _____

Dana Addis, Clerk

VOTE	1ST		2ND		3RD	
	Y	N	Y	N	Y	N
GORDON						
WILKERSON						
THOMPSON						
JORDAN						
JONES						
GLENN						
NEEPER						
DIXON						
TOTAL						

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CRA TAX EXEMPTION AGREEMENT WITH SHAWNEE LAKES LLC, A LIMITED LIABILITY COMPANY, FOR A PROJECT ON ALLENTOWN ROAD.

PREAMBLE: The purpose and authority of and for this ordinance are set forth as follows:

WHEREAS, pursuant to Ordinance 101-07 adopted on May 7, 2007, this Council designated a certain area within the City of Lima to be included in Community Reinvestment Area (CRA) Cable West Lima #4, Area 003-02205-08, pursuant to Sections 3735.65-3735.70 of the Ohio Revised Code; and,

WHEREAS, the City of Lima is desirous of providing Shawnee Lakes LLC, A Limited Liability Company, with incentives available to construct 36 new housing units at Allentown Road (Parcel No. 36-2703-01-004.004), for uses within said CRA Cable West Lima #4, Area 003-02205-08, in accordance with the Ohio Revised Code; and,

WHEREAS, Shawnee Lakes LLC, A Limited Liability Company, will construct six (6) new multi-family residential buildings, each containing six (6) new units, which will be an asset to the neighborhood and community at-large; and,

WHEREAS, Shawnee Lakes LLC, A Limited Liability Company, is requesting an abatement of 75% to be applicable over a period not to exceed 15 years; and,

WHEREAS, notice has been provided to the Board of the Elida Local School District as required by law; and,

WHEREAS, Council finds that passage of this ordinance is necessary because of the immediate need for the action authorized herein to meet administrative operational deadlines, and in order to preserve the public peace, property, health, safety, and welfare of the community and its citizens, and to provide for the efficient and effective operation of the municipal government, and by reason

thereof, this Ordinance constitutes a matter of administrative emergency and shall take effect immediately upon its passage, as set forth in Section 33 of the City Charter; Now, Therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LIMA, OHIO, WITH AT LEAST A MAJORITY OF THE MEMBERS ELECTED THERETO CONCURRING:

Section 1. The application by Shawnee Lakes LLC, A Limited Liability Company, for exemption of certain real property taxes is approved, as set forth herein. The Mayor is hereby authorized to enter into an agreement with Shawnee Lakes LLC, A Limited Liability Company, (hereinafter "applicant"), for the exemption of real property taxes owed on the real property located at Allentown Road (Parcel No. 36-2703-01-004.004) and within the area of CRA Cable West Lima #4, Area 003-02205-08. The Mayor is further authorized to execute any and all documents necessary to enter into said agreement and upon such terms and conditions as the Mayor deems appropriate, provided however, that no term of said agreement shall permit the real property tax exemption granted to the applicant to exceed a period of 15 years. Furthermore, no term of said agreement shall permit the real property tax exemption to exceed 75% of the assessed value of the improvement for years 1 through 15.

Section 2. Council finds and determines that the above preamble contains specific findings by Council as part of and in support of passage of this Ordinance, and that all formal actions of this Council and any of its committees concerning and relating to the adoption of this ordinance were taken in an open meeting and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings held in compliance with the law.

Section 3. Council passes this Ordinance under authority of City Charter Sections 1 and 81, and Chapters 212 and 288 of the Codified Ordinances of Lima, as being a matter of local self-government and in the exercise of its constitutional Home Rule authority, and as otherwise in the best interests of the City.

Section 4. The Clerk of the Council is authorized and directed to cause publication of this ordinance to be made in a summary manner as provided by the City Charter.

Section 5. In accordance with City Charter Section 33, and for the reasons set forth in the Preamble above, this ordinance is considered as an administrative emergency, and shall take effect and be in force forthwith upon passage by an affirmative vote of at least two-thirds of the members elected to council at the first reading hereof. If it does not so pass at first reading, it shall take effect and be in force forthwith upon passage by an affirmative vote of at least two-thirds of the members elected to council at the second reading hereof. If it does not so pass at second reading then it shall take effect and be in force forthwith upon passage by an affirmative vote of at least a majority of the members elected to council at the third reading hereof. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2025

Jamie L. Dixon, President

Approved: _____, 2025

Sharetta T. Smith, Mayor

ATTEST: _____
Dana Addis, Clerk of Council