



ANITA LOPEZ LUCAS COUNTY AUDITOR

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Toledo City Council
Re: 2022 Tax Incentive Review Council Recommendations

10/17/2022

Dear Toledo City Council:

The City of Toledo Tax Incentive Review Council voted to terminate the existing real estate tax abatements on the properties located at:

Benore Lodge LLC
5685 Benore Rd.
Toledo, OH 43612
Parcel: 22-75657

St. Hedwig Sr. Housing LLC
244 Bronson Ave.
Toledo, OH 43608
Parcel: 16-00039

Attached please find the minutes from the Tax Incentive Review Council.

Per ORC 5709.85 (E) Toledo City Council is required to review these recommendations and then vote within 60 days of receipt of this letter.

If you have additional questions, please contact Jeff Fouke (Benore Lodge) and Paul Overman (St. Hedwig) on the payment history.

Sincerely,

Ryan Reiter
Executive Assistant
Lucas County Auditor

RECEIVED

OCT. 20, 2022

CHERYL OVERMAN
CLERK OF COUNCIL

2022 Tax Incentive Review Meeting (TIRC) September 29, 2022

In attendance:

Lucas County Treasurer: Mark Austin

Lucas County Auditor: Ryan Reiter, Kevin Helminski, Matt Thal, Curtis Deeter

City of Toledo: Brandon Selhorst, Doug Johnson, Carmen Watkins

Toledo Public Schools: Paul Overman

Washington Local Schools: Jeff Fouke

First Energy: Hans Rosebrock

Ryan Reiter proctored the City of Toledo TIRC meeting which began at: 1:35

The review of City Enterprise Zones (EZ), Community Reinvestment Areas (CRA), and Tax Increment Financing (TIF) projects is to be overseen by at least one person from the Auditor's office, three people from the City of Toledo, and one person from the Treasurer's office.

Introductions were made and roll call was taken.

Toledo Public Schools sent the Lucas County Auditor an email correspondence about their recommendation to terminate the St Hedwig Senior Housing LLC Tax abatement.

Washington Local Schools sent the Lucas County Auditor and email correspondence about their recommendation to terminate the Holland Hospitality AKA Benore Lodge, LLC abatement

City CRAs:

Notes:

Jeff Fouke motioned to terminate Holland Hospitality AKA Benore Lodge, LLC due to lack of payment and response to multiple good faith communications. The transfer of ownership issue further spurred action on part of Washington Local.

Mark Austin seconded the motion, with unanimous support from those in attendance.

The next step is to provide Toledo City Council a request to terminate, of which they have 60 days to respond. City of Toledo and the Auditor are both researching whether or not an official ordinance is required to approve the termination.

Paul Overman motioned to terminate St Hedwig Senior Housing, LLC due to the same reasons. Brandon Selhorst seconded, with unanimous support from those in attendance.

Ryan Reiter motioned to approve all other CRAs. Paul seconded. Motion approved.

City EZs:

Notes:

Ryan Reiter motioned to approve all EZs. Brandon Selhorst seconded. Motion approved.

City TIFs:

Notes:

City of Toledo asked about both the Overland and downtown district TIFs. There has been an on-going conversation with the State of Ohio about what is holding up the process. Curtis Deeter shared the State's explanation, which revolves around a large number of parcels (downtown district) and prior exemptions. It was recommended that the City follow up with the State of Ohio.

Ryan Reiter motioned to approve all TIFs. Brandon Selhorst seconded. Motion approved.

Meeting adjourned: 1:52 pm.