



The City of Lorain

200 West Erie Avenue
Lorain, Ohio 44052

Tax Incentive Review Council (TIRC)

MEETING MINUTES

Thursday, February 13, 2025, at 2:30pm

I. **ROLL CALL (Evelisse Atkinson, City of Lorain)** – Meeting called to order at 2:30 p.m.

Chairman: Mayor Jack Bradley

Present: Joseph Koziura, Marty Rowe, Tia Kearney, Kevin Knight, Anita Harper, Matt Kuszniir, and Andrea Smith

Tardy: Amelia Gioffredo @ 2:36 pm and Gloria Buxton @ 2:37 pm.

Also Present: N/A

II. **DISPOSITION PREVIOUS MEETING MINUTES (Jack Bradley, Mayor, City of Lorain)**

Motion to approve: Joseph Koziura

2nd: Kevin Knight

All in favor – motion passes unanimously.

III. **CORRESPONDENCE (none at this time)**

IV. **REPORTING**

a. **TIF Reporting (Matt Kuszniir, City of Lorain) TIF fund cash balances showing as of 12/31/2024:**

- TIF cash balances less any encumbrances
- Cash available for projects such as infrastructure improvements
- Revenue and expenditures for last year
 1. Vote to Continue TIFs

Mayor opened for comments/questions

(City of Lorain’s Auditor Office) Anita Harper stated that the only issue may be the Superior Medical TIF; now owned by a non-profit organization and no monies are being collected for it. Unsure if the Council wants the TIF to continue. Mayor suggests this TIF is kept on the radar for review next year.

Motion to keep TIFs as reported: Kevin Knight

2nd: Joseph Koziura

All in favor – motion passes unanimously.

Joseph Koziura and Mayor Bradley spoke about the Riverfront TIF (Shipyard project) being repealed due a dispute of the value of the land vs. the improvements.

Marty Rowe has nothing to report at this time.

b. Enterprise Zone Reporting (none to report)

- Matt Kusznr explained Enterprise Zones

c. Community Reinvestment Area (CRA) Commercial Reporting (Matt Kusznr, City of Lorain)

Report shows:

- Abated value: Increased value after the property after improvements
- Taxes forgone: dollar for dollar amount of the taxes abated.
- Terms of the abatement
- One abated property falling off the report.

Mayor opened for comments/questions

Gloria Buxton asked how does the City go about finding new businesses to come to the City. Matt Kusznr explains:

- Work with local, regional, state, and federal partners to obtain developers.
- Networking with several different entities

- Mayor spoke to the issue with submission of CRA documents to the County Auditor, asking Marty Rowe for clarification on submission dates. Marty Rowe stated that the documents are to submit by October 1st stating that is a policy established by the office to ensure that processes are completed.

Matt Kusznr asked if there could be corrections made after the October 1st deadline. Marty Rowe said this would have to be reviewed and discussed.

Motion to accept CRA Commercial report: Joseph Koziura

2nd: Tia Kearney

All in favor – motion passed unanimously.

d. CRA Residential Reporting (Matt Kusznr, City of Lorain)

- List of residential abatements that exists in the City.

Mayor opened for comments/questions

Amelia Gioffredo discovered discrepancy with report; parcel that should have been listed on Commercial List was on residential report. Andrea Smith to make corrections and send to Anita Harper for reporting purposes and send to County Auditor for update.

Motion to move the parcel 02-02-009-101-091 from the Residential CRA to the Commercial CRA: Joe Koziura

2nd: Amelia Gioffredo

All in favor – motion passes unanimously.

Motion to approve the remainder of the Residential report: Amelia Gioffredo
2nd: Joe Koziura
All in favor – motion passes unanimously.

V. OLD BUSINESS (none to report)

VI. NEW BUSINESS

a. Tax delinquent residential properties (Matt Kuszniir, City of Lorain)

- List of four individuals who have not paid their property taxes.
- If property taxes are not paid, the City will begin termination of abatement.

Comments/questions

Joe Koziura asked, what is the timeline for the termination. Matt Kuszniir states we will work with the Law Department on the timeline.

Andrea Smith stated one of the properties has been delinquent since 2022.

Matt Kuszniir asked that the Council allows the immediate termination of 4632 Blush Ct. and give the remainder of the three time to become current.

Motion to allow 301 Broadway, 3424 Magnolia Dr and 3457 Magnolia Drive time to become current on their taxes: Kevin Knight

2nd: Joe Koziura

All in favor – motion passes unanimously.

Motion to terminate the tax abatement at 4632 Blush Ct: Joe Koziura

2nd: Amelia Gioffredo

All in favor – motion passes unanimously.

b. Next meeting will be Thursday, February 12th, 2026 @ 2:30pm

VII. ADJOURNMENT (Mayor Jack Bradley)

Adjourn at 3:12 pm