



The City of Lorain, Ohio
Jack W. Bradley
Mayor

May 28, 2026

Honorable City Council Members,

I'm writing to you regarding the kiosk area on the first floor of city hall. Progressive Insurance has approached us regarding the use of the first-floor kiosk area so that they can provide insurance services to the public and those coming from the courts.

In research and meetings with the Law Department, it was found that several steps will have to take place prior to any for-profit company occupying space with city hall.

Some of these items are listed below:

1. Approval from city council to declare any space in city hall as non-useable space.
2. Applying for non-exempt status from the Treasurer of the State of Ohio.
3. A survey of the property to include the space in square feet to be occupied by the private for-profit business, and complete square footage of city hall.

Part of the research led us to the Lorain County Auditor's office regarding property tax and the City of Lorain's tax-exempt status for the building.

One of the questions for the County Auditor was about our tax-exempt status and would we (city) lose that status if we were to invite a for-profit business to operate inside of city hall.

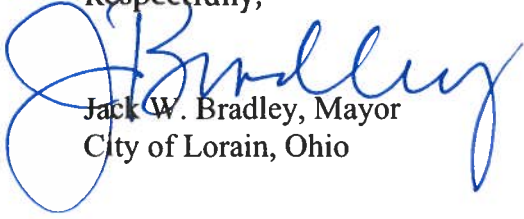
We learned that the city would lose partial exemption and will need to apply for a new exemption through the Treasurer of the State of Ohio. This would be based on the square footage of the space being considered, the number of improvements, to include any permits that would be needed for the improvements (to accommodate the new business coming in).

A lease agreement between the city and the prospective business will need to include items such as leasing fees (per square foot or total area to be leased), maintenance responsibilities, to include improvements to the area being considered for leasing, hours of operation, insurance responsibilities, employee responsibilities and protections such as workman's compensation in order to protect/indemnify the city of any loss.

One of the final questions to be answered is the question of a conflict of interest for any private business that would apply for the use of this area?

I look forward to your response on this matter.

Respectfully,



Jack W. Bradley, Mayor
City of Lorain, Ohio