



LEGISLATIVE COVER MEMO

Meeting Date: April 20, 2026

Agenda Item: **Resolution 2026-27**

APPROVING A REAL PROPERTY TAX EXEMPTION IN COMMUNITY REINVESTMENT AREA# 4 FOR THE PROPERTY LOCATED AT 400 COMMERCE CENTER DRIVE (LEE'S).

Submitted by: Karisa Steed, Assistant City Manager

Scope/Description: The City of Franklin received a completed application for tax exemption within the City's Community Reinvestment Area # 4 on March 27, 2026. Construction of a restaurant is ongoing. Staff has reviewed the application and supporting documentation identifying the costs of construction of the project and recommends that the construction complies with the terms of the Community Reinvestment Area #4 program parameters established pursuant to City Resolutions 1991-12, 1991-49, 1994-42, and 199-.99. Pursuant to City Resolution 1994-42, City Council must approve all applications for tax exemption with Community Reinvestment Area #4

Exhibit: Exhibit A: Community Reinvestment Area # 4 Application submitted by the property owners

Budget Impact: None

Recommendation: Approval

CITY OF FRANKLIN, OHIO
RESOLUTION 2026-27

**APPROVING A REAL PROPERTY TAX EXEMPTION IN COMMUNITY REINVESTMENT AREA# 4 FOR THE
PROPERTY LOCATED AT 400 COMMERCE CENTER DRIVE (LEE’S)**

WHEREAS, FHD Real Estate, LLC (the “Company”) as owners of the property located at 400 Commerce Center Drive, has filed an application for a Community Reinvestment Area (“CRA”) real property tax exemption from taxation on the construction of a new quick service restaurant (the “Project”) as described in the CRA Application attached hereto as Exhibit A; and

WHEREAS, pursuant to Resolution 1991-12, Resolution 1991-49, Resolution 1994-42, and Resolution 1995-99, the City established a community reinvestment area pursuant to Ohio Revised Code Sections 3735.65 through 3735.70 (the “CRA Act”) and designated as “Community Reinvestment Area #4”; and

WHEREAS, the City's Housing Officer has reviewed the Company’s application and has determined the proposed Project will meet the requirements for an exemption under the CRA Act and the parameters of Community Reinvestment Area #4 and has recommended that this Council approve the application and grant a tax exemption from real property taxes for a period of fifteen (15) years at a rate of one hundred percent (100%) of the increase in assessed value from the value of the construction of buildings or structures associated with the Project.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Franklin, Ohio, a majority of members present concurring, that:

Section 1. The CRA application submitted by FHD Real Estate, LLC is hereby granted. There is hereby granted to the real property located at 400 Commerce Center Drive, and located within Community Reinvestment Area #4 a real property taxation for a period of fifteen (15) years at one hundred percent (100%) of the increase in assessed value of the construction of buildings or structures associated with the Project in accordance with the CRA Act.

Section 2. The Housing Officer is hereby authorized and directed to execute, on behalf of the City of Franklin, all documents and to take such steps as are deemed necessary to execute the grant of this tax exemption under the Community Reinvestment Area #4 provisions and all applicable provisions of the Ohio Revised Code. The Housing Officer shall forward a fully executed copy of the CRA Application to the Warren County Auditor with a certified copy of this Resolution evidencing the granting of the real property tax exemption authorized by this Resolution.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code, and the Rules of Council.

Section 4. This Resolution shall become effective immediately upon its passage.

ADOPTED: April 20, 2024

ATTEST: _____
 Khristi Dunn, Clerk of Council

APPROVED: _____
 Brent Centers, Mayor

CERTIFICATE

I, the undersigned Clerk of Council for the Franklin City Council, do hereby certify that the foregoing is a true and correct copy of a resolution passed by that body on April 20, 2026

Khristi Dunn, Clerk of Council



City of Franklin, Ohio
Community Reinvestment Act
Property Tax Exemption Application

Applicant Information:
(please print or type)

Property Owner: FHD Real Estate LLC
(Individual or Business Name)

Address: 5100 Springfield St. Suite 109 Dayton, OH 45431
(Tax Mailing or Corporate Address)

Contact Person: Ken Riddle Phone: 937-654-9244

Contact Person: Chuck Doran Phone: 937-244-6092

Does the applicant owe any delinquent property taxes/assessments to any County, City, Village or other political subdivision in Ohio?

No Yes, to _____

Does the applicant owe any delinquent sale taxes to the State of Ohio?

No Yes

Does the applicant owe any delinquent income taxes to the State of Ohio or any City, Village or other political subdivision?

No Yes, to _____

Does the applicant owe any delinquent commercial activity taxes to the State of Ohio?

No Yes

Does the applicant owe any fines/penalties/monies to the State of Ohio or any agency thereof for the administration or enforcement of any administrative or court order relating to environmental protection, prevailing wages, unemployment compensation, workers' compensation, etc.?

No Yes, to _____

Project Information:

Project Site (address): 400 Commerce Center Dr. Franklin, OH 45005

Parcel/Sidwell No.: ~~unknown~~ unknown Tax Account No.: ~~unknown~~ 2138910

Proposed Improvements Are:

Residential

Single Family

Two-Family

Multi-Family

New Construction

Remodeling (any change for purpose of making it more structurally sound, more habitable or to improve its appearance)

Description: _____

(e.g., new single-family home; remodeling apartment complex, etc.)

Start date and completion date: ___/___/20___ to ___/___/20___

Cost of Improvements: \$ _____

Is this Estimated Cost (Require submittal of documentation of actual costs upon completion of improvements)

Actual Cost (Attach documentation verifying costs to application)

Applicant is requesting a CRA tax exemption for: _____ years

*Remodeling 1- & 2-Family with +\$2,500 investment - up to 10 yrs.

*Remodeling Multi-Family with +\$5,000 investment - up to 12 yrs.

*New Construction/Addition - up to 2 yrs.

Commercial Industrial

New Construction

Remodeling (any change for purpose of making it more structurally sound, more habitable or to improve its appearance)

Description: Built 2400 sq. ft. restaurant

(e.g., 60,000 sq. ft. addition, new 100,000 sq. ft. building, etc.)

Nature of proposed Activity: Restaurant - Lee's Famous Recipe Chicken

(e.g., warehousing, manufacturing, retail store, etc)

Start date and completion date: 10/1/2025 to 5/1/2026

Cost of Improvements: \$ 1,800,000 for building, 400,000 for site prep.

Is this Estimated Cost (Require submittal of documentation of actual costs upon completion of improvements)

Actual Cost (Attach documentation verifying costs to application)

Applicant is requesting a CRA tax exemption for: 15 years

*Remodeling w/ +\$5,000 investment - up to 12 yrs.

*New Construction/Addition - up to 15 yrs.

Commercial/Industrial:

Will the Applicant be conducting the business on the project site? Yes No

If no, who will be conducting the business? _____

Will applicant be sell: leasing this property to the above?

*If leasing, attach copy of lease to application.

*If selling, attach copy of sales contract to application.

Current Number of Employees in Franklin:

7 Full-Time 6 Part-Time Payroll: \$ 325,000 (yearly)

Total Number of Jobs Project will create at Site:

18 Full-Time 19 Part-Time Total will be created by Year: 2026

Estimated Total Number of Jobs & Future Annual Payroll by Year:

Year: <u>2026</u>	<u>25</u> Full-Time	<u>25</u> Part-Time	Payroll: \$ <u>465,400</u>
Year: _____	_____ Full-Time	_____ Part-Time	Payroll: \$ _____
Year: _____	_____ Full-Time	_____ Part-Time	Payroll: \$ _____
Year: _____	_____ Full-Time	_____ Part-Time	Payroll: \$ _____
Year: _____	_____ Full-Time	_____ Part-Time	Payroll: \$ _____
Year: _____	_____ Full-Time	_____ Part-Time	Payroll: \$ _____

Applicant hereby agrees that:

1. Submission of this application expressly authorizes the City of Franklin to contact third-parties and other governmental agencies to confirm statements made on this application. The applicant may be required to sign a waiver or otherwise authorize the City of Franklin to access certain confidential records, including specific tax records. Any such information obtained as a result of such a waiver or authorization will be kept confidential.
2. The applicant may be requested to supply additional or supporting information. Failure to provide such requested information may result in the denial of this application.
3. A CRA exemption cannot be granted until the completion of the improvements. It is the responsibility of the applicant to notify the City's Housing Officer when the improvements are complete, and the applicant must submit documentation verifying the cost of the improvements.
4. The information provided in this application and any supporting documentation is correct and true to the best of the applicant's knowledge. The applicant acknowledges that providing false information in this application, or in connection with this application, could subject the applicant to criminal charges for falsification under ORC 2921.13, and could result in the forfeiture of all current or future economic development assistance or tax exemptions.

Signed this 27th day of March, 20 26.

By: Kenneth A. Riddle

Print Name: Kenneth A. Riddle

Title: member

End of Application - Next page for City use Only
HOUSING OFFICER'S CERTIFICATION TO
THE WARREN COUNTY AUDITOR

The undersigned, as designated Housing Officer, for Community Reinvestment Area # ____ in the City of Franklin, Ohio, hereby certifies that the improvements described in the attached application qualify for a CRA tax exemption for the following:

Improvements:	For a Period of:	Pursuant to ORC Section: (pre-1994)
<input type="checkbox"/> Remodeling of:		
<input type="checkbox"/> One/Two-Family Dwelling Unit	_____ years (not to exceed 10)	3735.67(D)(1)
<input type="checkbox"/> Multi-Family Dwelling Unit	_____ years (not to exceed 12)	3735.67(D)(2)
<input type="checkbox"/> Commercial/Industrial Structure	_____ years (not to exceed 12)	3735.67(D)(2)
<input type="checkbox"/> Construction of:		
<input type="checkbox"/> One/Two-Family Dwelling Unit	_____ years (not to exceed 2)	3735.67(D)(3)
<input type="checkbox"/> Multi-Family Dwelling Unit	_____ years (not to exceed 2)	3735.67(D)(3)
<input type="checkbox"/> Commercial/Industrial Structure	_____ years (not to exceed 15)	3735.67(D)(3)

I have verified the cost of the improvements at \$ _____

The improvements lie within the City of Franklin Community Reinvestment Area:

- | | |
|--|---|
| <input type="checkbox"/> #1 created by Resolution 1994-42 | <input type="checkbox"/> #3 created by Resolution 1998-20 |
| <input type="checkbox"/> #2 created by Resolution 1995-100 | <input type="checkbox"/> #4 created by Resolution 1995-99 |

The length of the exemption granted:

- does not require Council approval
 does require Council approval, which was granted by Resolution _____

Owner of Record/Applicant: _____

Project Address: _____

Tax Account No.: _____ Parcel/Sidwell No.: _____

Exemption Period: Tax year _____ to Tax Year _____
(Exemption shall first apply in the year following the calendar year of certification)

Date of Certification: _____

Sonny Lewis, Housing Officer