



**City of Willowick**  
**WILLOWICK TAX INCENTIVE REVIEW COUNCIL**

Monday, December 22, 2025 at 11:00 AM  
City Council Chambers

**ADA NOTICE**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

**AGENDA**

**Call meeting to order**

**Pledge of Allegiance to the Flag**

**Roll Call**

**Approval of Minutes**

- 1) Willowick Tax Incentive Review Council meeting minutes – December 30, 2024

**Remarks – Old Business**

- 1) Review and Discuss the 2025 Company Report for Shoregate Station, LLC

**Remarks – New Business**

**Miscellaneous**

**Adjournment**



**City of Willowick**  
**WILLOWICK TAX INCENTIVE REVIEW COUNCIL**

Monday, December 30<sup>th</sup>, 2024 at 11:30am  
Willowick City Council Chambers

**ADA NOTICE**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

**MINUTES**

**1. Call meeting to order**

Chairman Galloway called the December 30<sup>th</sup>, 2024 Willowick Tax Incentive Review Council meeting to order at 11:39am.

**Roll call**

**PRESENT**

Chairman Galloway  
Sean Brennan  
Mayor Mike Vanni  
Cheryl Benedict  
Nick Ciarniello

**ABSENT**

Charlie Malta  
Patrick Mohorcic

**Approval of minutes**

Willowick Tax Incentive Review Council Minutes – December 29<sup>th</sup>, 2023

Motion made to approve the December 29<sup>th</sup>, 2023 Willowick Tax Incentive Review Council meeting minutes by Mayor Vanni, Seconded by Chairman Galloway.

Voting Yea: Chairman Galloway, Sean Brennan, Mayor Mike Vanni, Cheryl Benedict, Nick Ciarniello

**Old business**

Review and discuss the 2024 Company Report for Shoregate Station, LLC.

Sean Brennan stated that he provided the board with a copy of last year's report, this year's report as well as a site plan of the property and stated that almost all of the units are occupied with the exception of one vacant (unit G, right beside Zeppes's Pizza). He advised that in 2024 Zeppes's opened. Mr. Brennan stated that the owners of the building plan to have that vacant unit occupied in 2025. Chairman Galloway asked if the city was pleased with the progress, Mayor Vanni answered that the progress was a

bit slower than anticipated however he is happy with the progress. The businesses occupying all the units, their business is doing well, which is the most important.

Motion made to continue (2025) the tax incentive for Shoregate Station, LLC by Sean Brennan,  
Seconded by Mayor Vanni

Voting Yea: Chairman Galloway, Sean Brennan, Mayor Mike Vanni, Cheryl Benedict, Nick Ciarniello

#### **New business**

None.

#### **Miscellaneous**

Resolution terminating Community Reinvestment area agreement and tax abatement for Cleveland Pizza  
– Located at 31222 Vine Street

Sean Brennan stated that at the last meeting held this was discussed because the business pulled out of opening due to funding. They then decided to sell the property, which they did sell. He stated that we had to do a resolution and submit to Willowick City Council and they approved it back on March of 2024 to remove Cleveland Pizza. Chairman Galloway clarified that nothing needs done on this end, Mr. Brennan advised that is correct, he just wanted the board to be made aware. Chairman Galloway asked about what is taking place at this location now that it has been sold. Mr. Brennan stated that the property was sold to CLE Electric and they have already gone through the submittal process to revamp that location. The plan is to open up their business in the back of the building and make improvements on the property.

It was asked if they are looking for an incentive on that, Chairman Brennan stated that they are not at this time.

Mr. Brennan advised that this business was approved at Council at their last meeting for their type of business in a retail district, because the business is a service based business. The back half will be for a warehouse and electrical repairs being done off site. The front half will be used as retail.

#### **Adjournment**

Motion made to adjourn the December 30<sup>th</sup>, 2024 Willowick Tax Incentive Review Council meeting at 11:46am by Mayor Vanni , Seconded by Nick Ciarniello

Voting Yea: Chairman Galloway, Sean Brennan, Mayor Mike Vanni, Cheryl Benedict, Nick Ciarniello

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Chairman Galloway

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Date Signed



2025 COMPANY REPORT

CRA# 085-85638-221 Agreement # 20-001

Please provide the appropriate information for the following questions pertaining to each CRA project.  
Review each question filling in missing or inaccurate information.

1. Name the business(s) party to the CRA Agreement: Shoregate Station, LLC
2. Name the Local Governmental Jurisdiction(s) where the project is located: County: Lake County  
City, Municipality, or Township: Willowick  
Local School District: Willoughby - Eastlake
3. List the CRA Agreement:  
a. Execution Date 06/12/2020  
b. Expiration Date 11/30/2038  
c. Amendment date(s) (please list all) N/A
4. State the baseline total full-time permanent employment of the enterprise:  
a. At the facility prior to the CRA agreement: 0 Payroll: \$0  
b. In Ohio prior to the CRA agreement: 0
5. Did the enterprise close or reduce employment at another site:  
a. Within Ohio as a result of this agreement? (Y or N): N If yes, note  
community(s) and the number of full-time permanent jobs effected:  
Community: \_\_\_\_\_  
Jobs: \_\_\_\_\_  
b. Outside Ohio as a result of this agreement? (Y or N): N If yes, note  
the state and number of full-time permanent jobs effected:  
State: \_\_\_\_\_  
Jobs: \_\_\_\_\_
6. Number of full-time permanent jobs committed to create and/or retain within  
the CRA agreement  
Retain: N/A  
Create: 6
7. Note the job creation period in months outlined within the CRA Agreement (#months): 36 Months
8. The estimated annual payroll attributed to the new and/or retained employees  
pursuant to question 6:  
Retain Payroll: N/A  
New Payroll: \$425,000
9. State the enterprise's total project investment commitment and the total investment  
eligible (if different from the total commitment) for tax exemptions as specified in the  
CRA Agreement:  
Real Property: \$2,750,000  
Eligible for exemption: \$2,750,000
10. State the tax exemption rates and terms granted to the business under the CRA Agreement: 50 % 15 yrs.



**Actual CRA Project Information as of December 31, 2025**

**Project still under construction?**  
**If yes, supply construction wages:**

☐ Yes ☒ No

11. State the total permanent full-time employees employed by the enterprise at the CRA project for the following categories:
- a. As of 12/31/2025 Estimated 16 between tenants open
- b. New jobs created attributed to the CRA Agreement Estimated 16 between tenants open
- c. Jobs retained attributed to the CRA Agreement: N/A
12. Identify total actual annual payroll as of 12/31/2022 attributed to the new employment (11b) resulting from the CRA Agreement: \$ Estimated to be \$720,000
13. a. State the project investment level achieved as of 12/31/2022
- Real Property:* \$ 3,900,000
- Real Property Eligible for Exemption:* \$ 3,900,000
- Personal Property:* \$ \$0
- b. Identify total actual project tax revenue amounts at the project site for the most recent calendar year (2022 (revenues should be reflective of values in question 13a above) (use best available information):
- Real Property Taxes Paid:* \$
- Real Property Taxes forgone (business savings for most current year):* \$
- Personal Property Taxes Paid:* \$
- c. Identify total actual project tax revenue amounts at project site over the term of the CRA through December 31, 2022 (use best available information):
- Cumulative Real Property Taxes Paid:* \$
- Cumulative Real Property Taxes Forgone (total business savings to date):* \$
- Cumulative Personal Property Taxes Paid:* \$
- d. State the total estimate value of any other incentive provided by the local authorities under the CRA: \$
14. Date of most recent Tax Incentive Review Council (TIRC) review of this project: \_\_\_\_\_
- a. TIRC recommendations from most recent compliance review: \_\_\_\_\_
- b. Local government action/status: \_\_\_\_\_

**CERTIFICATION OF INFORMATION**

I hereby represent and certify that the foregoing information, to the best of my knowledge, is true, complete, and accurately describes the status of the CRA project as of December 31, 2022

**ENTERPRISE'S AUTHORIZED REPRESENTATIVE:**

Thomas Meyers  
Signature

11/25/2025  
Date

Thomas Meyers - VP  
Typed Name/Title