

**ORDINANCE NO. 2025 - 127**

**AN ORDINANCE AUTHORIZING AN AGREEMENT WITH PINGREE 2000 REAL ESTATE HOLDINGS, LLC AND CLERAC, LLC (aka ENTERPRISE HOLDINGS, LLC) PROVIDING FOR A REAL PROPERTY TAX EXEMPTION PURSUANT TO THE OHIO COMMUNITY REINVESTMENT AREA PROGRAM (CRA) TO PERFORM RENOVATIONS TO THE EXISTING BUILDING LOCATED AT 1225 WEST MAIN STREET, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the General Assembly of the State of Ohio, by the enactment of Ohio Revised Code Sections 3735.65 et seq. the Community Reinvestment Area Program, has heretofore authorized municipal corporations to designate Community Reinvestment Areas within the State in order to provide incentives for new residential, commercial or industrial development and/or rehabilitation in such areas, by making available real property tax exemption for such new development or rehabilitation; and

**WHEREAS**, pursuant to said Community Reinvestment Area Program, this City Council by Ordinance No. 2005-55, approved the designation of the geographic area described in said Ordinance as Community Reinvestment Area II; and

**WHEREAS**, Pingree 2000 Real Estate Holdings, LLC, main office located at 8249 Mohawk Drive, Strongsville, Ohio and CLERAC, LLC, aka Enterprise Holdings, LLC, dba Enterprise Rent-A-Car, main office located at 600 Corporate Park Drive, St. Louis, MO, are proposing a real property investment of \$2,276,762 which includes \$650,000 for property acquisition and \$1,626,762 for the renovations to the existing building and site located at 1225 West Main Street; and

**WHEREAS**, Pingree 2000 Real Estate Holdings, LLC, and CLERAC, LLC, aka Enterprise Holdings, LLC, shall create, within a time period not exceeding thirty-six (36) months after completion of construction and renovation of the facility, three (3) full-time jobs and seventy-seven (77) part-time jobs and retain nine (9) full-time jobs and one (1) part-time job at the project site; and

**WHEREAS**, the Company has submitted an application to the City requesting a real property tax exemption for the Project, and the City desires to enter into a Community Reinvestment Area Agreement (the "Agreement") with the Company; and

**WHEREAS**, the Project is located in the Kent City School District and the Board of Education of the Kent City School District, has been notified of the proposed Agreement in accordance with Ohio Revised Code Section 5709.83, and for the reasons stated in Section 2 of this Ordinance and Ohio Revised Code Section 3735.671(A)(2), no Board of Education approval is required; and

**WHEREAS**, the City Council has determined that it will be in the best interests of the City and its citizens to proceed to enter into the Agreement with the Company, and that fulfillment of such Agreement will carry out the purposes of the Community Reinvestment Area Program.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Kent, Portage County, Ohio:

**SECTION 1.** That this City Council hereby approves the Agreement providing for the Project and for an exemption from real property taxation of 75% of the increase in the assessed valuation of real property resulting from improvements to real property for 12 years. Said Agreement shall be in substantially the form of the Agreement on file with the Clerk of Council, with such revisions as are approved by the Director of Law of the City; and this Council hereby authorizes the City Manager to execute the Agreement on behalf of the City.

**SECTION 2.** That this Council hereby estimates that for each tax year the real property is exempted from taxation, the amount of any payment by the City to the Kent City School District pursuant to Section 5709.82

of the Ohio Revised Code, together with the amount of taxes charged and payable on any portion of the assessed valuation of the renovation and addition to the property that will not be exempted from taxation under the Agreement, equals or exceeds twenty-five (25%) percent of the amount of taxes that would have been charged and payable that year upon the real property had that property not been exempted from taxation. This Council hereby certifies to the Kent City School District Board of Education that this estimate is made in good faith.

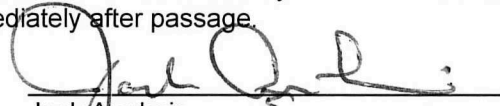
**SECTION 3.** That this Council hereby authorizes the City Manager, Mayor, Director of Law, Finance Director and Community Development Director to take such additional steps, execute such documents and provide such information and certifications as are necessary and appropriate to carry out and implement the terms and conditions of the aforesaid Agreement and the requirements and policies of the Community Reinvestment Area Program.

**SECTION 4.** That pursuant to Section 3735.671 of the Ohio Revised Code, the authorized officer is hereby directed to deliver a copy of the Agreement to the Director of the Department of Development of the State of Ohio within fifteen (15) days after the Agreement is entered into. On or before March 31 of each year that the exemption set forth in Section 1 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Department of Development of the State of Ohio and to the Kent City School District a status report required under Section 3735.672 of the Ohio Revised Code.

**SECTION 5.** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were passed in an open meeting of this Council and that all deliberations of this Council, and of any of its committees that resulted in such formal actions, were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

**SECTION 6.** That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of this City and for the further reason that this Ordinance is required to be immediately effective in order to authorize the execution of the Agreement, in order to provide for creation of jobs and economic opportunities in such area, which are vitally needed in order to enhance revenues for the City, and to improve the economic welfare of the people, for which reasons and other reasons manifest to this Council this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.

PASSED: December 17, 2025  
Date

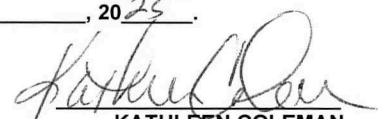
  
Jack Amrhein  
Mayor and President of Council

EFFECTIVE: December 17, 2025  
Date

ATTEST:   
Kathleen Coleman  
Clerk of Council

I, KATHLEEN COLEMAN, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF ORDINANCE No. 2025-127, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON 12/17, 2025.

(SEAL)

  
KATHLEEN COLEMAN  
CLERK OF COUNCIL



# CITY OF KENT, OHIO

## DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: October 27, 2025

TO: Dave Ruller, City Manager

FROM: Eric Helmstedter, Economic Development Director *EH*

RE: Proposed CRA II Agreement: Pingree 2000 Real Estate Holdings, LLC (Enterprise Rent-A-Car)

The City of Kent has received an application from Jon Zuccola, requesting a real property tax exemption under the City's Community Reinvestment Area (CRA) program, to perform renovations to the existing building at 1225 West Main Street for the consolidation of two of its Enterprise Rent-A-Car locations, including its current Kent location that is operating across the street. The property is located within the City's CRA II area, which requires Council approval of the real property exemption prior to executing the agreement.

The applicant is proposing a real property investment of \$2,276,762 which includes \$650,000 for property acquisition and \$1,626,762 for the renovations to the existing building. This total excludes additional investments of \$12,000,000, \$90,000, and \$40,000 respectively, for additional inventory, furniture and fixtures, and machinery and equipment, none of which are eligible for real property tax exemption.

In addition to the real property investment, the applicant will be relocating a total of 3 full-time and 77 part-time jobs to Kent, which represents a total annual payroll of \$1,391,822. The requested exemption is for 75% of the real property taxes associated with the increase in the assessed valuation resulting from the proposed improvements. The applicant is seeking a 75% exemption for a period of twelve (12) years.

In accordance with the CRA requirements delineated in the Ohio Revised Code, the City has notified the Kent City School Board of the proposed real property tax exemption, but the agreement does not require separate approval from the Board because the requested exemption does not exceed 75% of the increase in the assessed valuation.

I am respectfully requesting time at the November 5, 2025 Council Committee session to discuss this item in more detail and to request Council's authorization, with emergency, to enter into an agreement with Pingree 2000 Real Estate Holdings, LLC (DBA Enterprise Rent-A-Car) for the requested CRA II real property tax exemption.

Please let me know if you have any questions concerning the attached materials or if you need any additional information to add this to the November 5, 2025 agenda.

Thank you.

Attachments

cc: Bridget Susel, Community Development Director  
Hope Jones, Law Director  
Kathy Coleman, Clerk of Council  
Patti Long, Executive Assistant  
Sandy Lance, Legal Assistant  
CRA-Enterprise Rent-A-Car, 2025 file

## **CITY OF KENT**

### **COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT**

This agreement made and entered into as of \_\_\_\_\_, 2025 by and between the City of Kent, Ohio, a municipal corporation, with its main offices located at 319 South Water Street, Kent, Ohio 44240 (hereinafter referred to as “Kent” or “the City”) and Pingree 2000 Real Estate Holdings, LLC, a real estate holding company with its main office located at 8249 Mohawk Drive, Strongsville, Ohio 44136, (hereinafter referred to as “Pingree”) and CLERAC, LLC,, also known as Enterprise Holdings, LLC, an operating company with its main office located at 600 Corporate Park Drive, Saint Louis, Missouri 63105, (hereinafter referred to as “Enterprise”). WITNESSETH;

WHEREAS, the City has encouraged the acquisition and redevelopment of real property located in the area described in Exhibit A attached hereto and designated as Community Reinvestment Area II; and

WHEREAS Pingree and Enterprise are desirous to renovate the existing building at 1225 West Main Street, Kent, Ohio 44240, hereinafter referred to as the “PROJECT,” within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Kent, Ohio, by Ordinance No 2005-55, passed June 15, 2005, designated the area as a “Community Reinvestment Area,” pursuant to Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective July 12, 2005, the Director of the State of Ohio Department of Development determined that the aforementioned area designated as Community Reinvestment Area II in said Ordinance No. 2005-55 contained the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as a Community Reinvestment Area under said Chapter 3735; and

WHEREAS, the City, having appropriate authority for the stated type of project, is desirous of providing the Company with incentives available for the development of the PROJECT in Community Reinvestment Area II under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, Pingree and Enterprise have submitted a proposed agreement application to the City, a copy of which is attached hereto as Exhibit B (the “APPLICATION”); and

WHEREAS, the Director of Community Development of the City has investigated the application of Pingree and Enterprise and has recommended the same to the Council of the City on the basis that Pingree and Enterprise are qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of the City; and

WHEREAS, the project site as proposed by Pingree and Enterprise, is located in the Kent City School District and the Board of Education of the Kent City School District has been notified in accordance with Section 5709.83 and been given a copy of the Application, and, pursuant to Section 3735.671(A)(2), no approval is required; and

WHEREAS, pursuant to Section 3735.67(A), and in conformance with the format required under Section 3735.671, of the Ohio Revised Code, the parties hereto desire to set forth an agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. Pingree and Enterprise shall renovate the existing building at **1225 West Main Street, Kent, Ohio 44240 (PROJECT)**. The PROJECT will involve a total investment by Pingree and Enterprise of approximately fourteen million, four hundred and six thousand, seven hundred and sixty-two dollars (\$14,406,762.00), plus or minus 10% at the project site. Included in this investment are six hundred fifty thousand dollars (\$650,000) for the acquisition of the land and the building, approximately one million, six hundred and twenty-six thousand, seven hundred and sixty-two dollars (\$1,626,762.00) for the existing building renovations, approximately forty thousand dollars (\$40,000.00) for machinery and equipment, approximately ninety thousand dollars (\$90,000.00) for the acquisition of furniture and fixtures and twelve million dollars (\$12,000,000.00) of vehicle inventory.

The improvements are to be made on the property listed as **Permanent Parcel Numbers 17-028-20-00-121-001** on the real property list of the Portage County Auditor.

The PROJECT will begin after the date hereof and all renovation and construction will be complete by August 2026.

2. Pingree and Enterprise shall relocate to the City, within a time period not exceeding thirty-six (36) months after the completion of construction and renovation of the aforesaid facility, **three (3) full-time jobs and seventy-seven (77) part-time jobs and retain six (9) full-time jobs and one (1) part-time job** at the project site.

Pingree and Enterprise currently have five hundred ninety-four (594) full-time permanent employees and three hundred five (305) part-time permanent employees in the State of Ohio.

The relocation of three (3) new full-time employees and seventy-seven (77) new part-time employees in Kent will result in approximately **one million three hundred ninety-one thousand eight hundred twenty-two dollars (\$1,391,822)** of additional annual payroll in the City for Pingree and Enterprise. The retention of the existing jobs in the State of Ohio will assist Pingree and Enterprise in maintaining one million, seven hundred and thirty-eight thousand, eighteen dollars (\$1,738,018) of existing payroll of its current annual payroll of forty-one million, fifty thousand, nine hundred and fifty-five dollars (\$41,050,955) in the State of Ohio. Total payroll in the State of Ohio expected after the period of job creation ends is forty-one million, one hundred and three thousand, ninety-six dollars (\$41,103,096).

3. Pingree and Enterprise shall provide to the City of Kent Tax Incentive Review Council any information reasonably required by the Council to evaluate the property owners' compliance with the agreement, including returns filed pursuant to Section 5711.02 of the Ohio Revised Code, if requested by the Council.

4. The City hereby grants Pingree and Enterprise an **exemption from real property taxation of 75%** of the increase in the assessed valuation resulting from improvements to the real property described in Exhibit B hereto that is completed after the date hereof pursuant to Section 3735.67 of the Ohio Revised Code for **a period of twelve (12) years**. The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after December 31, 2026 nor extend beyond December 31, 2038.

Pingree and Enterprise must file the appropriate tax forms with the Portage County Auditor to effect and maintain the exemptions covered by this agreement.

5. Pingree and Enterprise shall pay such real property taxes as are not exempted under this agreement and are charged against Permanent Parcel Number 17-028-20-00-121-001 and shall file all tax reports and returns as required by law. If Pingree and Enterprise fail to pay such taxes or file such returns and reports, the exemptions from taxation granted under this agreement may be rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.

6. The City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.



7. If for any reason the Community Reinvestment Area designation expires, the Director of the State of Ohio Department of Development revokes certification of the area, or the City revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless Pingree and Enterprise materially fail to fulfill their obligations under this agreement and the City terminates or modifies the exemptions from taxation granted under this agreement.

8. If Pingree and Enterprise materially fail to fulfill their obligations under this agreement, or if the City reasonably determines that the certification as to delinquent taxes required by this agreement is fraudulent, the City may thereafter terminate or modify the exemptions from taxation granted under this agreement, and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.

9. Pingree and Enterprise hereby certify that at the time this agreement is executed, they do not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and do not owe delinquent taxes for which it is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the Ohio Revised Code, or, if such delinquent taxes are owed, Pingree and Enterprise currently are paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq., or such a petition has been filed against it. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

10. Pingree and Enterprise and the City acknowledge that this agreement must be approved by formal action of the legislative authority of the City as a condition for the agreement to take effect. This agreement takes effect upon such approval.

11. Exemptions from taxation granted under this agreement shall be revoked if it is determined that Pingree and Enterprise, any successor property owner, or any related member (as those terms are defined in Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections.

12. Pingree and Enterprise affirmatively covenant that they have not knowingly made any false statements to the State of Ohio or the City of Kent in the process of obtaining approval of the Community Reinvestment Area incentives. If Pingree and Enterprise have knowingly made a false statement to the State or City to obtain the Community Reinvestment Area incentives, the party making such false

statement shall be required to immediately return any monies received under this agreement, pursuant to Ohio Revised Code Section 9.66(C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision, pursuant to Ohio Revised Code Section 9.66(C)(1). Any person who knowingly makes a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to Ohio Revised Code Section 2921.13(A)(4), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six (6) months.

13. This agreement is not transferable or assignable without the express, written approval of the City.

14. This agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns.

15. This agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, and all of which shall together constitute one and the same document, and shall be binding on the signatories; and the signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

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IN WITNESS WHEREOF, the aforementioned parties have caused this instrument to be executed as of the date set forth on the first page hereof.

**CITY OF KENT, OHIO**

By: \_\_\_\_\_  
Dave Ruller, City Manager, City of Kent

Approved as to form:

\_\_\_\_\_  
Hope Jones, Director of Law, City of Kent

**Pingree 2000, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CLERAC, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

EXHIBIT A

CRA II  
(post-1994)

Draft No. 05-66

ORDINANCE NO. 2005- 88

**AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA IN THE CITY OF KENT, OHIO AND DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL, AND A TAX INCENTIVES REVIEW COUNCIL.**

**WHEREAS**, the Council of the City of Kent (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the City of Kent that have not enjoyed reinvestment from remodeling or new construction;

**WHEREAS**, a survey of housing (see Exhibit A) as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area;

**WHEREAS**, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

**WHEREAS**, the remodeling of existing structures and the construction of new structures in this Community Reinvestment Area constitutes a public purpose for which real property tax exemptions may be granted.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Kent, Portage County, Ohio, at least a majority (5) of all members elected thereto concurring:

**Section 1:** The area designated as the City of Kent Community Reinvestment Area II constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged:

**Section 2:** Pursuant to ORC Section 3735.66, City of Kent Community Reinvestment Area II, is hereby established in the following described area:

The district is generally defined on both the north and south by properties, in whole or in part, that front on, or are within 300 feet of, West Main Street, or front on North Frances Street. The district extends from the Summit/Portage County line on the west to approximately 150 feet northeast of the intersection of Haymaker Parkway and West Main Street in Kent, Portage County, Ohio.

The Community Reinvestment Area is approximately depicted as the crosshatched area on the map attached to this Ordinance, marked Exhibit B, and by this reference incorporated herein.

Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for tax exemptions under this Program.

**Section 3:** All properties identified in Exhibit B, the "General Boundary Description Map" as being within the designated Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area. As part of the project, the City of Kent intends to undertake supporting public improvements in the designated area.

**Section 4:** Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term

of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in the ORC Section 3765.67. The results of the negotiation as approved by this Council will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671. For residential property, a tax exemption on the increase in the assessed valuation resulting from improvements as described in ORC Section 3735.67 shall be granted upon proper application by the property owner and certification thereof by the designated Housing Officer for the following periods. Residential applications must be filed with the Housing Officer no later than six months after construction completion.

(a) An abatement of up to 75% for a term of five (5) years, for the remodeling of dwellings and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67.

(b) An abatement of up to 75% for a term of up to twelve (12) years for existing commercial and industrial facilities which shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring.

(c) An abatement of up to 75% for a term of up to fifteen (15) years for new commercial or industrial facilities as contemplated in the *City of Kent Bicentennial Plan*, and specifically stated in the *Design Guidelines Manual: West Main Street Corridor, City of Kent, Ohio*, which shall be negotiated on a case-by-case basis in advance of construction occurring. For those project involving the construction of three or more new residential units, the agreement is subject to prior approval by the Board of Education.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

**Section 5:** All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C).

**Section 6:** To administer and implement the provisions of this Ordinance, the City of Kent Director of Community Development, is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

**Section 7:** That a "Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor of the City of Kent, two members appointed by the Council of the City of Kent and one member appointed by the Planning Commission of the City of Kent. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of the City of Kent, appointed by the City Manager Council concurrence, the county auditor or designee and a representative of each affected Board of Education. At least two members must be residents of the City of Kent. The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under Section 3735.671, of the ORC and make written recommendations to the Council as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

**Section 8:** The council reserves the right to re-evaluate the designation of the City of Kent Community Reinvestment Area II after December 31, 2015, at which time the Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

**Section 9:** The Community Reinvestment Area Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The council shall also hear appeals under 3735.70, of the ORC.

**Section 10:** The City Manager of the City of Kent is hereby directed and authorized to petition the Director of Development to confirm the findings contained within this Ordinance.

**Section 11:** The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

**Section 12:** That this ordinance shall take effect and be enforce from and after the earliest period allowed by law and upon confirmation by the Director of Development of the findings in this Ordinance.

PASSED:

June 15, 2005  
DATE

John Funder  
MAYOR AND PRESIDENT OF COUNCIL

ATTEST:

Stephen Copley  
CLERK OF COUNCIL

I hereby certify that Ordinance No. 2005-65 was duly enacted on this 15 day of June, 2005, by the Council of the City of Kent, Ohio

Stephen Copley  
Clerk of Council

**EXHIBIT A**  
**CITY OF KENT**  
**COMMUNITY REINVESTMENT AREA II**  
**SURVEY**

The City of Kent is hereby creating a Community Reinvestment Area (CRA II) in the western portion of the City along State Route 59. The district is generally defined on both the north and south by properties, in whole or in part, that front on, or are within 300 feet of, West Main Street, or front on North Frances Street. The district extends from the Summit/Portage County line on the west to approximately 150 feet northeast of the intersection of Haymaker Parkway and West Main Street in Kent, Portage County, Ohio. Exhibit B, the General Boundary Description Map defines the area graphically.

The area is represented by a mix of both residential and highway commercial land uses. The predominate zoning in the area is IC-R, Intensive Commercial – Residential; however, the CRA boundaries do include small portions of R-2, Medium Density Residential; and, R-C, High Density Multifamily Commercial Urban Residential. The current mix of residential to commercial land uses, within the CRA boundaries is approximately 20% and 80% respectively. Because of the high visibility of this segment of the City serving as the western entrance to the community, and recognizing the economic importance of the commercial contribution of the western end of the State Route 59 corridor which serves as home to many of the county's automobile dealerships, the recently adopted comprehensive plan highlighted this area as a Special Planning District. As such, the community as a whole has focused their attention on the redevelopment of this area, and has indicated a desire to devote resources to the developmental evolution of this important segment of the City.

The area consists of approximately 230 individual parcels, many of which are undersized and do not meet current subdivision regulations as buildable parcels. As such, many adjacent property owners, both commercial and residential, have purchased adjoining parcels to amass sufficient area to accommodate a variety development projects.

While many properties within the CRA boundaries are well maintained, and continue to serve their intended purpose, there are many structures, both residential and commercial, that are showing various levels of disrepair. In fiscal year 2004 there were eight Property Maintenance and other code violations within the CRA II boundary description area.

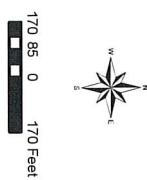
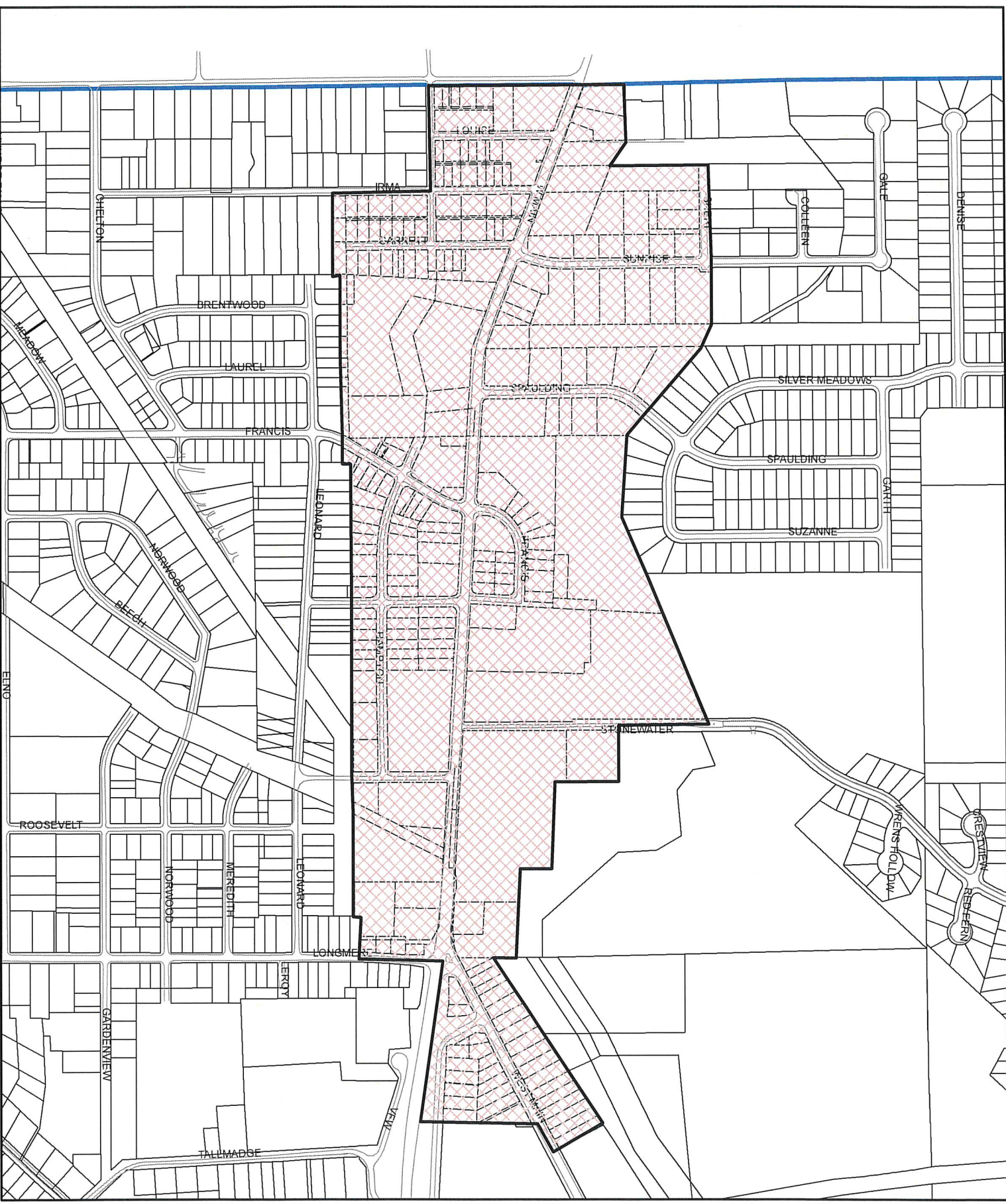
In conducting a windshield survey of the area, the following properties were specifically noted as being in a state of disrepair, and serving as a basis for the creation of CRA II:

1. 1210 West Main Street
2. 382 Irma Street
3. 936 West Main Street

All three of these properties have been identified as being in a state of general disrepair by the City's Code Enforcement Officer, and have been documented as such with photographs and letters noting the violations.



CRA II  
Boundaries



## EXHIBIT B



# CITY OF KENT, OHIO

## DEPARTMENT OF COMMUNITY DEVELOPMENT

2025-01

Application #

### City of Kent Tax Incentive Programs Application Form

This form is to be completed by company and submitted to the City of Kent Community Development Director to determine eligibility before project begins.

1. **Jon Zuccola** \_\_\_\_\_  
Applicant Name
  
2. **8249 Mohawk Drive Strongsville, Ohio 44136** \_\_\_\_\_  
Applicant Address (Street, City, State, Zip Code)  
  
**440 454 1160** \_\_\_\_\_ **Jon.D.Zuccola@EM.com**  
Phone Fax E-Mail
  
3. **Pingree 2000 Real Estate Holdings, LLC** \_\_\_\_\_  
Name of Entity Who Will Own Property Being Assisted (if different than applicant)
  
4. **8249 Mohawk Drive Strongsville, Ohio 44136** \_\_\_\_\_  
Address of Entity Who Will Own Property (Street, City, State, Zip Code)  
  
**440 345 3999** \_\_\_\_\_ **Jon.D.Zuccola@EM.com**  
Phone Fax E-Mail
  
5. **1225 West Main Street** \_\_\_\_\_  
Address of Property to be Assisted (if Vacant Land, please indicate)
  
6. **Ross Esposito Vice President/General Manager** \_\_\_\_\_  
Name of Principal Owner(s) or Officer(s) of the Business



**Pg. 2**

**City of Kent Tax Incentive Application**

- 7. Please provide the County's Permanent Parcel Number(s) for all properties contained within the site to be assisted:**

17-028-20-00-121-001

_____	_____
_____	_____
_____	_____

- 8. Describe the Nature of the Business:**

Enterprise Rent A Car \_\_\_\_\_

- 9. If this is a consolidation, what are the components of the consolidation (must itemize the location, assets, and employment positions to be transferred)**

1570 Terex Road Hudson, Ohio. relocating 3 FT and 77 PT employees to the new Kent location. 3 managers and 77 drivers.

- 10. Provide Primary SIC or NAICS Code for Company 532111**

- 11. Form of Business Enterprise & State (LLC, Corporation, Sole Proprietor, Etc.)**

LLC \_\_\_\_\_

- 12. The business to be assisted is currently located in the following community / communities:**

Kent, Ohio

_____	_____
_____	_____

Pg. 3

**City of Kent Tax Incentive Application**

13. Name of officer authorized to execute any agreements / documents related to the requested incentive:

Ross Esposito \_\_\_\_\_  
Name

Vice President/General Manager  
Title

14. Projected Start of Construction Date: January 2026

Projected End of Construction Date: August 2026

15. If currently located in the City of Kent, or if other property is owned in the City of Kent by the entity to be assisted, is any income tax, water or sewer fees or other monies owed to the City of Kent?

No ☒ \_\_\_\_\_

Yes \_\_\_\_\_. If Yes, Explain: \_\_\_\_\_

16. Does the entity to be assisted owe any back taxes of any type to the State of Ohio, State Agency, or any other political subdivision in the State of Ohio?

No ☒ \_\_\_\_\_

Yes \_\_\_\_\_. If Yes, Explain: \_\_\_\_\_

17. Is the business seasonal in nature? Yes \_\_\_\_\_ No ☒ \_\_\_\_\_

*On the next several pages you will be asked to provide detailed project information as well information regarding property taxes, existing and projected employment, existing and projected payroll and payroll taxes. The applicant is permitted to use separate forms that it may already have to provide this information as long as the information requested herein is provided on those other forms.*

Pg. 4

**City of Kent Tax Incentive Application**

***Project & Property Information***

**Project Description:**      ***Attach Description to Application***

**Nature of Requested Abatement:**          75    %          12     years

**Estimated Costs / Uses of Funds:**

Land & Building Acquisition	\$650,000.00
Additions / New Construction	n/a_____
Existing Building Renovations	\$1,626,762.00
Machinery & Equipment	\$40,000.00
Furniture & Fixtures	\$90,0000.00_____
Inventory	\$12,000,000.00_____
<b>Total</b>	<b>\$14,406,762.00</b>

***Note: Not all of the above costs are eligible for tax abatement. Upon receipt of application, the City will attempt to estimate an approximate abatement after consulting with the County Auditor's office.***

**Existing Property Tax Data:**

**Total Current Property Tax Due for All Parcel(s)**      **\$14,388.84**

**School District in Which Site is Located:**   **Kent Schools**   X     **Field Schools**       

**Current County Auditor Market Valuation for All Parcel(s):**

Land	\$246,000
Building	\$190,000
<b>Total</b>	<b>\$436,000.00</b>

Pg. 5  
City of Kent Tax Incentive Application

*Employment and Payroll Information*

Current Total Employment In Ohio (If any)

Full Time	594	<u>          </u>	Part Time	305	<u>          </u>
	Permanent	Temporary		Permanent	Temporary

Current Total Employment at Site to be Assisted (If any)

Full Time	<u>          </u>	<u>          </u>	Part Time	<u>          </u>	<u>          </u>
	Permanent	Temporary		Permanent	Temporary

Will the project involve the relocation of employment positions or assets from one

Ohio location to another? Yes   x   No           

If yes, state the location(s) from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:

Hudson, Ohio to the subject property at 1225 West Main Street Kent, Ohio

State the enterprises current employment level for each facility to be affected by the relocation of employment positions or assets (if applicable):

Job counts will remain unchanged

What is the projected impact of the relocation, detailing the number and type (full and part-time, permanent and temporary) of employees and/or assets to be relocated (if applicable): Attach description to application

Estimate of New Jobs to Be Created (Do not Include Existing or Relocated jobs)

Year 1	Full Time	<u>          </u>	<u>          </u>	Part Time	<u>          </u>	<u>          </u>
		Permanent	Temporary		Permanent	Temporary
Year 2	Full Time	<u>          </u>	<u>          </u>	Part Time	<u>          </u>	<u>          </u>
		Permanent	Temporary		Permanent	Temporary
Year 3	Full Time	<u>          </u>	<u>          </u>	Part Time	<u>          </u>	<u>          </u>
		Permanent	Temporary		Permanent	Temporary

Pg. 6  
City of Kent Tax Incentive Application

*Employment and Payroll Information (continued)*

State the Time Frame of this Projected Hiring: \_\_\_\_\_ months

State proposed schedule for hiring (itemize by full and part time and permanent and temporary employees):

---

Total Employment at Site (Include All Jobs: Existing+Relocated+New)

At Opening	Full Time	___12___	Part Time	___78___
End of Year 3	Full Time	___12___	Part Time	___78___

Of the above, 9 FT and 1 PT job already exist in Kent.

Current Total Payroll In Ohio (If any): \$41,050,955.47

Existing Annual Payroll Relating to any Job Retention Claim Resulting from the Project (if any): \$346,195.13

Current Total Payroll at Site to be Assisted (If any): \_\_\_\_\_

Current Total Relocated Payroll (Jobs relocated to site): \$1,391, 822.97

Projected New Job Payroll (New Jobs at site): \_\_\_\_\_

Total Payroll At Site (Include All Jobs: Existing+Relocated+New)

At Opening	\$1,738,018.00
End of Year 3	\$1,790,158.54



**Pg. 7**  
**City of Kent Tax Incentive Application**

**Certifications & Signatures**

1. The applicant and undersigned authorized officer affirmatively states that the information contained in and submitted with this application is complete and correct and is aware of Ohio Revised Code Sections 9.66 (C)(1) and 2921.13 (D)(1) penalties for falsification which could result in the forfeiture of all current and future tax incentives, assistance provided by the City of Kent, County of Portage and State of Ohio as well as all other penalties provided by law.
2. The applicant further understands that any misstatement or misrepresentation of information presented in this application, and any subsequent agreements and submittals for required reports may render this application and any subsequent agreements null and void and may be cause for the repeal of any ordinance adopted or action taken in reliance on said information.
3. The applicant agrees to provide any additional appropriate information requested by the City of Kent in the processing of this application. The applicant agrees to comply with all reporting requirements at the time of construction completion and for each annual report required during the term of the abatement as required by the City of Kent, County of Portage and State of Ohio. The applicant understands that failure to provide said information as required may render this application and any subsequent agreements null and void and may be cause for the repeal of any ordinance adopted or action taken in reliance of said information.
4. The applicant agrees that submission of this application expressly authorizes the City of Kent to contact the Ohio and/or U.S. EPA to confirm that no environmental action is currently being undertaken against the subject site at which the project is being located.
5. The applicant understands that the City of Kent will forward a copy of this application, if required to the affected Board of Education (School District). Notices to the school district as well as any affected political subdivision which may see job loss as a result of this project. When required, the Director of the Ohio Department of Development will also be notified and sent copies of relevant documents.
6. The applicant agrees to pay any applicable application fees and annual review fees as may be required, depending on the form of tax incentive provided.

ross esposito

VP/GM

**Printed Name of Authorized Official**

**Title**

*ross esposito*

10/24/2025

**Signature**

**Date**

8/21/24



# CITY OF KENT, OHIO

## DEPARTMENT OF COMMUNITY DEVELOPMENT

October 27, 2025

Mr. Thomas P. Larkin  
Superintendent  
Kent City School District  
Board of Education  
321 N. Depeyster Street  
Kent, Ohio 44240

RE: Notification of Application for CRA II Real Property Tax Exemption:  
Pingree 2000 Real Estate Holdings, (DBA Enterprise Rent-A-Car)  
1225 West Main Street, Kent, Ohio 44240 (RENOVATION OF EXISTING BUILDING)

Dear Mr. Larkin:

In accordance with Chapter 5709.83 of the Ohio Revised Code, the Housing Officer of a political subdivision is required to notify the local board of education of all applications for tax exemptions under a community's Community Reinvestment Area (CRA) program. The City of Kent has received a CRA II real property tax exemption application for the property listed below, which is located in the Kent City School District:

Application # 2025-01      Pingree 2000 Real Estate Holdings, LLC., 1225 West Main St.,  
Kent, Ohio 44240  
Parcel ID: 17-028-20-00-121-001

The applicant is requesting an exemption of 75% on the increase in the assessed valuation resulting from improvements to the real property. The owner is reporting a real property project costs of \$2,276,762.00 for the building acquisition and renovations; \$130,000.00 for machinery, equipment and furnishings; and \$12,000,000.00 in vehicle inventory. The maximum term of the exemption for this project is twelve (12) years, and it will be applied beginning with the first year for which the real property improvements will first be taxable were the property improvements not exempted from taxation, which is anticipated to be tax year 2026.

The City of Kent staff is proposing to recommend to Kent City Council the passage of an ordinance approving a CRA agreement with Pingree 2000 Real Estate Holdings for the requested exemption of 75% for a period of twelve (12) years. The presentation to Kent City Council will be held at 7:00 p.m. on Wednesday, November 5, 2025 in Council Chambers located at 319 S. Water Street, Kent, Ohio. Final legislative approval will be at the Council meeting held on November 19, 2025 at the same location.



Section 3735.671(A)(2) of the Ohio Revised Code does not require approval of an agreement by the local board of education prior to securing legislative authority to enter into the agreement if the amount of taxes charged and payable on any portion of the assessed valuation of the improvements “equals or exceeds twenty-five percent [25%] of the amount of taxes, as estimated at or prior to that time, that would have been charged and payable that year upon the real property had that property not been exempted from taxation.”

As the designated Housing Officer for the City of Kent, I am forwarding a copy of the application as notification of this real property tax exemption request. If you should have any comments regarding this application for exemption and the City’s proposed approval of the associated agreement, please forward them to me at [bridget.susel@kentohio.gov](mailto:bridget.susel@kentohio.gov).

If you have any questions regarding this notice or the enclosed application, please do not hesitate to call me at 330-678-8108.

Sincerely,



Bridget O. Susel  
Community Development Director / Housing Officer  
City of Kent, Ohio

Attachments (email)  
Enclosures (paper copy)

Cc: Erin VanMeter, Treasurer, Kent City School District  
Eric Helmstedter, Economic Development Director  
Dan Morganti, Assistant Community Development Director  
Applicant via email