

RESOLUTION NO. 2026 - 04

LEWISBURG, OHIO, RESOLUTION ACCEPTING THE 2025 COMMUNITY REINVESTMENT AREA ANNUAL REPORT

That Whereas, the Village of Lewisburg, Ohio, Legislative Authority annually reviews its Community Reinvestment Area Annual Report;

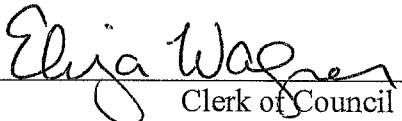
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF LEWISBURG, PREBLE COUNTY, OHIO, AS FOLLOWS:

Section 1. The 2025 Community Reinvestment Area Annual Report as submitted by the Housing Officer, Jeffrey Sewert, is affirmed and accepted.

Section 2. The Housing Officer is directed to send a copy of this Resolution with attached Annual Report to the Ohio Department of Development, the Preble County Commissioners, The Tri-County North Local School District Board of Education, the Miami Valley Career Technology Center Board of Education, DM Tool & Plastics, Inc., Pratt Industries, Inc./Pratt (Lewisburg Corrugating) LLC, Ohio Department of Taxation, and the Preble County Auditor. Said transmission shall be mailed or delivered or transmitted to comply with the annual reporting requirements as mandated by state law.

Section 3. This Resolution shall be effective from and after the earliest period allowed by law.

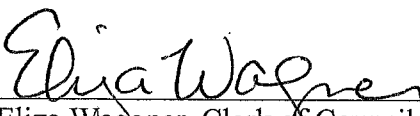
Dated: 03-19-2026 
Mayor

Attest: 
Clerk of Council

CRA26-5

CERTIFICATION OF CLERK OF COUNCIL

I, Eliza Wagoner, am the duly appointed Clerk of Council of the Village of Lewisburg, Preble County, Ohio, and I hereby certify that the above Resolution and attached Annual Report are a true and accurate copy or duplicate original of the original record filed in my office this 19th day of March, 2026.


Eliza Wagoner, Clerk of Council

Preble County Auditor

Courthouse, 2nd
Floor

Lavon Wright

Phone: 937-456-8148

PO Box 361

937-456-8108

101 E Main St.

February 10, 2026

Village of Lewisburg
112 Commerce Street
Lewisburg, Ohio 45338

RE: COMMUNITY RE-INVESTMENT AREA (CRA)

Dear Village of Lewisburg,

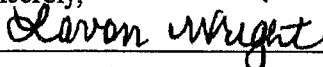
Please be informed our CRA information as of tax collection of 2026 is as follows:

D.M TOOL & PLASTICS INC: 2025 TY		D13001205200007710
Real Estate Taxes (Abated)-Current Annual YR		\$12,424.37
Cumulative Real Estate Taxes Foregone (Abated)		\$176,725.56

PRA LLC (AKA PRATT INDUSTRIES): 2025 TY		D13001204200001710
Real Estate Taxes (Abated)-Current Annual YR		\$144,964.04
Cumulative Real Estate Taxes Foregone (Abated)		\$1,960,036.87

Thank you for your attention to this matter.

Sincerely,



Lavon Wright

Preble County Auditor

Z: 68AuditorCRAVillageofLewisburg LETTER 2025

Community Reinvestment Area Agreement Housing Officer's 2025 Report

The following is a status report as of December 31, 2025, of the Community Reinvestment Area Agreement between the Village of Lewisburg and DM Tool & Plastics, Inc., dated July 19, 2012 (CRA #135-02185-01 Agreement #12-001).

The business, which is hereinafter called "DM Tool", received a 15 year and 100% real estate tax exemption [County, Village, Township, and School District(s)] on the improved value of the underlying real estate in exchange for meeting multiple commitments under the Agreement.

The three principal commitments made by "DM Tool" were as follows:

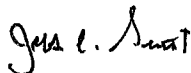
- (1) Construction of a new 35,000 square foot addition to an existing industrial building (price \$1,200,000.00), with construction to be completed by February 28, 2013.
- (2) Retention of 27 full-time jobs.
- (3) Maintain existing payroll as to the 27 retained full-time jobs, in the amount of \$990,000.00.

With respect to principal commitment (1), the \$1,200,000.00 industrial building addition was completed by "DM Tool" before the February 28, 2013, completion date.

With respect to principal commitments (2) and (3), "DM Tool", as of December 31, 2025, is still maintaining its retention plan, and has increased its full-time employment/payroll levels to 46 full-time employees with \$2,543,800.87 in payroll.

Finally, the total real estate tax exemption given to "DM Tool" for calendar year 2025 was \$12,424.37, which when combined with prior years (2013 through 2024) real estate tax exemptions given, amounts to a \$176,725.56 cumulative real estate tax exemption.

Respectfully submitted,



Jeffrey A. Sewert
Housing Officer (135-02185-01)
CRA26-1

**Annual Meeting of Area 135-02185-01
Lewisburg Community Reinvestment Area
Tax Incentive Review Council**

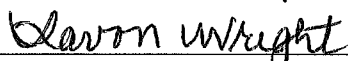
The 2025 Area 135-02185-01 Tax Incentive Review Council, by duly adopted motion and action taken at its 2025 Annual Meeting at the Office of the Preble County, Ohio, Commissioners, on Monday, March 9, 2026, at 10:00 A.M., herein issues this written recommendation to the Legislative Authority of the Village of Lewisburg, Preble County, Ohio, and all other interested parties and entities:

- (1) That DM Tool & Plastics, Inc., is in compliance with its commitments contained in the Community Reinvestment Area Agreement it entered into on or about July 19, 2012, Agreement No. 12-001.
- (2) Said Community Reinvestment Area Agreement dated July 19, 2012, should be continued.
- (3) A copy of this document shall be forwarded to the Village of Lewisburg, Ohio, for final approval, and from there, copies are to be forwarded to DM Tool & Plastics, Inc., all appropriate school districts, the Ohio Department of Development, and all other appropriate entities and/or persons.

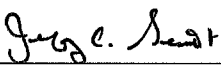
Reasons for Finding of Compliance: (1) DM Tool & Plastics, Inc., as of December 31, 2025, has fulfilled its real property expansion commitment (2) DM Tool & Plastics, Inc., as of December 31, 2025, was fulfilling its employment and payroll commitments (3) DM Tool & Plastics, Inc., as of December 31, 2025, was fulfilling all other commitments it made under the Community Reinvestment Area Agreement.

Recommended Treatment: Said Agreement should be continued.

Dated: March 9, 2026



Lavon Wright, Preble County Auditor
Tax Incentive Review Council Chairman



Jeffrey A. Sewert, Housing Officer
CRA26-3

Community Reinvestment Area Agreement Housing Officer's 2025 Report

The following is a status report as of December 31, 2025, of the Community Reinvestment Area Agreement between the Village of Lewisburg and Pratt (Lewisburg Corrugating) LLC, dated July 18, 2013 (CRA #135-02185-01 Agreement #13-001).

The business, which is hereinafter called "Pratt", received a 15 year and 100% real estate tax exemption [County, Village, Township, and School District(s)] on the improved value of the underlying real estate in exchange for meeting multiple commitments under the Agreement.

The seven principal commitments made by "Pratt" were as follows:

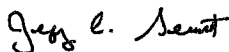
- (1) Construction of a new 350,000 square foot industrial building (price - \$15,000,000.00), with construction to be completed by September 30, 2014.
- (2) Purchase and installation of new machinery and equipment (price - \$29,000,000.00).
- (3) Purchase and installation of furniture and fixtures (price - \$1,000,000.00).
- (4) New inventory (price - \$7,000,000.00).
- (5) Total estimated investment of (1) through (4) above was a commitment of \$52,000,000.00, plus or minus 10%, at the project site.
- (6) Creation of 140 new full-time jobs based on the following hiring schedule: 80 on or before September 30, 2015, 30 additional on or before September 30, 2016, and 30 additional on or before September 30, 2017. Of the 140 new full-time jobs, a goal of at least 25% were to be residents of The Tri-County North Local School District.
- (7) From the creation of 140 new full-time jobs, an additional annual payroll of \$8,000,000.00 would result.

With respect to the principal commitments (1) through (5) above; "Pratt" has achieved the \$52,000,000.00, plus or minus 10%, total investment commitment, with a total value of personal property at the project site of \$56,505,610.00 as of December 31, 2025.

With respect to principal commitments (6) and (7) above, "Pratt" finished ahead of schedule as to job creation/payroll. As of December 31, 2025, the project site now has 183 new full-time jobs and an annual new payroll of \$10,141,250.00. It is currently estimated that new hires currently consist of approximately 10% being residents of The Tri-County North Local School District and 39% being residents of Preble County.

Finally, the total real estate tax exemption given to "Pratt" for calendar year 2025 was \$144,964.04, which when combined with prior years (2014 through 2024) real estate tax exemptions given, amounts to a \$1,960,036.87 cumulative real estate tax exemption.

Respectfully submitted,



Jeffrey A. Sewert
Housing Officer (135-02185-01)
CRA26-2

**Annual Meeting of Area 135-02185-01
Lewisburg Community Reinvestment Area
Tax Incentive Review Council**

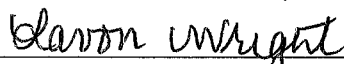
The 2025 Area 135-02185-01 Tax Incentive Review Council, by duly adopted motion and action taken at its 2025 Annual Meeting at the Office of the Preble County, Ohio, Commissioners, on Monday, March 9, 2026, at 10:00 A.M., herein issues this written recommendation to the Legislative Authority of the Village of Lewisburg, Preble County, Ohio, and all other interested parties and entities:

- (1) That Pratt (Lewisburg Corrugating) LLC, is in compliance with its commitments contained in the Community Reinvestment Area Agreement it entered into on or about July 18, 2013, Agreement No. 13-001.
- (2) Said Community Reinvestment Area Agreement dated July 18, 2013, should be continued.
- (3) A copy of this document shall be forwarded to the Village of Lewisburg, Ohio, for final approval, and from there, copies are to be forwarded to Pratt (Lewisburg Corrugating) LLC, all appropriate school districts, the Ohio Department of Development, and all other appropriate entities and/or persons.

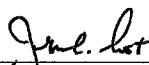
Reasons for Finding of Compliance: (1) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2025, has fulfilled its real property and personal property expansion commitments (2) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2025, was fulfilling its employment and payroll commitments (3) Pratt (Lewisburg Corrugating) LLC, as of December 31, 2025, was fulfilling all other commitments it made under the Community Reinvestment Area Agreement.

Recommended Treatment: Said Agreement should be continued.

Dated: March 9, 2026



Lavon Wright, Preble County Auditor
Tax Incentive Review Council Chairman



Jeffrey A. Sewert, Housing Officer
CRA26-4

Preble County Auditor

Courthouse, 2nd Floor
PO Box 361
101 E. Main St.
Phone: 937-456-8148
937-456-8108

February 10, 2026

Village of Lewisburg
112 Commerce Street
Lewisburg, Ohio 45338

RE: COMMUNITY RE-INVESTMENT AREA (CRA)

Dear Village of Lewisburg,

Please be informed our CRA information as of tax collection of 2026 is as follows:

Parcel Number	Property Address	% of Exemption	Period of Exemption	Amount Saved	Tax Year Exemption Began
D13001205800029000	211 Esther Dr.	50	5 years	\$5,818.09	2024
D13001205800006000	208 Esther Dr.	50	5 years	\$1,465.46	2025
D13001205800019000	201 Esther Dr.	50	5 years	\$1,716.16	2025
D13001205800007000	210 Esther Dr.	50	5 years	\$1,548.22	2025

Thank you for your attention to this matter.

Sincerely,

Lavon Wright

Lavon Wright

Preble County Auditor

Z: 68 Auditor CRA Village of Lewisburg Ind House Letter

