

RESOLUTION NO. 72-2026

Introduced by Monty Tapp

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN ECONOMIC DEVELOPMENT (TREX) TRANSFER FORM FROM THE DIVISION OF LIQUOR CONTROL FOR TALLTOWN TRAILS LLC.

WHEREAS, Talltown Trails LLC ("Applicant") has requested that the City of Huron accept the transfer of a D-1 / D-2 / D-3 liquor permit through the Division of Liquor Control Economic Development Program (TREX); and

WHEREAS, the Applicant filed an application certifying that the project will be an economic development project for the City of Huron; and

WHEREAS, Council finds that based on a review and analysis by City staff, the Applicant has plans for the project, and that the costs of the investment, number of jobs created and projected tax revenues to the City are realistic and accurate estimates of the Applicant's plans for this economic development project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HURON, OHIO:

SECTION 1: That the City Manager is hereby authorized to execute an Economic Development (TREX) Transfer Form from the Ohio Department of Commerce – Division of Liquor Control for Talltown Trails LLC, a copy of which is attached here to and incorporated herein as Exhibit "A".

SECTION 2: That this Council hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of the Council and 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 applicable legal requirements, including O.R.C. §121.22 of the Revised Code.

SECTION 3: This Resolution shall be in full force and effect from and immediately following its adoption.

ATTEST:


Clerk of Council


Monty Tapp, Mayor

ADOPTED:

25 AUG 2026

Talltown Trails LLC
P.O. Box 2144 Sandusky, OH 44870
Talltown1@gmail.com
419-656-0141

TO: Huron City Council and City Manager
FROM: Talltown Trails LLC
DATE: July 30, 2026
RE: Request for TREX Liquor Permit Transfer Authorization (DLC Form 4244)

To the Huron City Council and City Manager:

The intent of this letter is to form a critical baseline for the City of Huron to certify an Economic Development Project (TREX) transfer and expansion per Ohio Municipal Code Section 4303.29 and the Ohio Division of Liquor Control Form 4244.

The applicant, Talltown Trails LLC, is the property owner of the commercial real estate located at 356 N. Main St, Huron, Ohio. The subject location is a physical turnkey bar and grill with a commercial kitchen and commercial space within the Huron business community.

To maximize the economic output of this specific property and attract a highly qualified, permanent operator, the applicant is seeking to attach D1, D2, and D3 liquor permits currently held in a separate business location. The transfer of these active permits from Sandusky to Huron will directly support local economic development by:

- **Commercial Property Revitalization:** The project directly targets the reactivation of a structural restaurant asset. While the space is fully equipped, the historical lack of an attached liquor license has been a primary market barrier. By securing this transfer, the commercial real estate becomes an instantly viable, attractive turnkey package for incoming permanent buyers. To ensure swift execution, the owner will actively utilize professional commercial real estate channels, local broker networks, and her own background as a licensed real estate agent to aggressively market the facility to active operators.
- **Operational Contingency Plan:** In the event a third-party buyer is not secured by the time the license transfer is finalized, the ownership team has established a strict contingency plan to ensure the building does not sit vacant. Under this plan, the applicant will immediately open and operate the Huron venue directly. The applicant is an experienced commercial property investor and highly successful serial entrepreneur with a multi-decade track record of building and sustaining small businesses in Erie County. Her active local background includes owning and operating a successful downtown Sandusky bar since 2017, previously owning and operating a busy Sandusky pizza shop for several years, and owning a long-standing hair salon in the city for many years. This diverse

management experience guarantees the exact operational and food-service expertise required to bring this asset back to life seamlessly.

- **Job Creation:** Finishing the permit transfer unlocks the physical ability to build a hiring baseline context, which is projected to generate and maintain over 10+ full-time and part-time jobs and professional hospitality staff.

- **Local Revenue Growth:** Commercial occupancy directly drives local property value, sales tax, and physical liquidity. Existing active revenues generated by this specific project at the Huron site are currently evaluated at \$0 due to its vacant status. The following figures represent conservative, standard hospitality industry baselines for an active neighborhood bar and grill reopening under a new buyer or direct management:

Tax Type	Existing	Estimated Annual
Ohio Sales Tax	\$0	\$27,000 (Based on food/beverage baseline projections at 6.75% Erie County rate)
Property Tax	\$3,191	\$4,500 (Attaching license stabilizes real estate asset and tax base)
State Withholding Tax	\$0	\$2,700 (Calculated on standard projected baseline staff payroll)
Ohio Unemployment Tax (SUTA)	\$0	\$1,500 (Calculated on a baseline operational crew of 5-6 employees)

This transfer structurally creates a strategic capital connection into an underutilized asset in the Huron business district. With the property stabilized, the capacity to market the facility to operators at full commercial capacity is unlocked, releasing the property's full economic potential.

We respectfully request that the Huron City Council pass a resolution certifying this property and location as an Economic Project and authorize the approval of the respective permit transfer of Form DLC 4244.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jami Tallman-Townsend', written over a horizontal line.

Jami Tallman-Townsend
Managing Member, Talitown Trails LLC



Department of Commerce

Division of Liquor Control

Division Use Only	
Check #: _____	Permit # _____
# of Checks: _____	
Check Amt: _____	

ECONOMIC DEVELOPMENT TRANSFER FORM (Trex)

Ohio Revised Code 4303.29(B)(2)(b)

READ BEFORE YOU START THIS APPLICATION

Certain permits in Ohio are subject to a quota based upon a formula that factors in the total population of the city, village, or township where the permit will be issued and a ratio, specific to particular permit classes, as set forth in Ohio law (Learn more in our [Quota Resource Guide](#)). When transferring a specific quota permit (i.e., D-1, D-2, etc.) that will move locations to a NEW city, village, or township from where it is currently issued, there must be available spots in that new quota before the Division can process the transfer. If, for a particular quota permit class, there are NO spots available in the new quota, then the applicant has a few choices as discussed in our [Trex Resource Guide](#). This form covers the specific permit classes that can be TREX'd under the Ohio law provision noted at the top of this application. A few things to understand before proceeding with the TREX option are that:

- The Division can **ONLY** process the TREX transfer application if the city, village, or township where the permit will transfer to **APPROVES** the transfer as an economic development project. The city, village, or township can document its approval by signing our form below in Section E.
- **ONLY** after we receive this completed form with the transfer application will the Division Superintendent review it for processing.
- The city, village, or township, despite approving the TREX transfer can still object to the issuance of your permit at the applied for location and the applicant must still be WET ([Review our Local Option Election Guide](#) for more information) for the requested sales at that address and meet all other rules and regulations before the permit(s) can be issued at that new location.

For this form to be deemed complete, you must fully and legibly complete this application, including:

- Answering all required questions ("*" indicates a required field);
- Submitting this application with your Transfer Application; and
- Securing signatures from the appropriate local government officials listed below.

SECTION A – Issued Permit Holder Information (i.e. Seller)

* This section **MUST** be completed.

* Issued Permit Holder's Business Name as on File with the Division:

Jami S. Tallman LTD

* Issued Permit Holder #:

4235201-0005

SECTION B – New Business Owner's Information (i.e., Buyer) ☐ N/A-Seller REMAINS the owner and is **ONLY** moving locations.

* **ONLY** fill out this section if the ownership and location is changing.

* Business Entity or Sole Proprietor Name ("Applicant") (MUST match name listed on transfer application):

Talltown Trails LLC

Section C – New Permit Premises Address Information

* This section **MUST** be completed.

* New Permit Premises Address:

356 N Main Street Huron Oh, 44839

* New Township (if outside city limits):

* New City:

Huron

* New County:

Erie

SECTION D – Transferred Permits subject to TREX

* This section identifies the permit classes that are being transferred into a **NEW** city, village, or township, consistent with the Transfer Application, that **REQUIRE TREX** sign-off from the local government official that signed below.

* Select the Permit Type(s) being transferred that need to be TREX'd:

☐ C-1 ☐ C-2 ☒ D-1 ☒ D-2 ☒ D-3 ☐ D-5

* Note – there may be other permit types, like a C-2X, D-3A, or D-6, that are also part of your transfer that are not listed above. Your complete transfer listing needs to be identified on your transfer application (DLC 4120) that you must send with this signed TREX form.

Remember this form is **ONLY** for those permit classes that are subject to the quota and would require TREX sign-off because there are no permits available for the given class in the **NEW** locality when the transfer is filed. For example, you can be transferring a D-1, D-2, D-3 permit from City A to City B. In City B, there are D-1 and D-3 permits available, but no D-2 permits. In this situation, the only permit class that would **REQUIRE TREX** sign-off is the D-2.

Section E – Information that MAY be Used to Determine if the Transfer is an Economic Development Project

R.C. 4303.29(B)(2)(b)(ii) lists several factors the local legislative authority (City, Village or Township) can use when determining if it should approve this transfer as an Economic Development Project. While the law provides broad discretion to the legislative authority when making this decision, **SOME** factors that may be useful to the legislative authority in making its decision, include the:

- Total amount invested in this project: \$ 50,000
- Total number of jobs that will be created by this project: 10
- Existing or estimated Tax Revenue generated by this project:
 - Ohio Unemployment Tax \$ 1500
 - Property Tax \$ 1595.50 current 6 months
 - Sales Tax \$ 27,000
 - State Withholding Tax \$ 2700
 - Other: _____ \$ _____

You may also be asked to provide a projected earnings statement (brand new business), or a profit and loss statement (existing business), or a copy of building plans/drawings outlining any construction plans.

Section F – Applicant Signature

• This section **MUST** be signed by either the applicant in:

- **Section A** if the seller **REMAINS** the owner of the permit and is **ONLY** moving the permit address to a **NEW** city, village, or township from where it is currently issued; **OR**
- **Section B** if the ownership of the permit is changing **AND** the new permit address will be in a **NEW** city, village, or township from where the permit is currently issued.

By signing below, I certify and understand that:

- I have authority to execute this document;
- The information provided is true, correct, and complete to the best of my knowledge and belief;
- Failing to complete this form, consistent with the above listed instructions, will result in this form and/or transfer application being returned to me, unprocessed, until a corrected, complete application is received by the Division;
- During the review of this form and/or my transfer application, further documentation may be needed, and I agree to comply timely and understand that failure to comply could delay the processing of my application;
- Even if the city, township, or village approves my TREX transfer application, the Division **MUST** still notify the applicable legislative authority about your transfer application and that legislative authority has the right to object to the issuance of the permit even for those permit classes that it approved as part of this TREX process; **AND**
- If this TREX form is required, the Division **CANNOT** process the transfer application until it is submitted with this completed (in its entirety) and signed form.



(Signature of Individual, Partner, Officer, Managing Member, or 5% or more Shareholder or Member)

Jami Tallman

(Please Print Name)

Owner

(Title)

7/30/26

(Date)

4200 Walnut Creek Ln Sandusky Oh 44870

(Street Address, City, State, Zip Code)

419.650.0141

(Telephone with Area Code)

SECTION G – NEW City, Village, or Township Signature

- * This section **MUST** be completed by the City, Village or Township in which this Economic Development Project (TRES) will be located. Legislative officials who can sign this section are, as applicable, the/a:

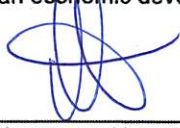
- Mayor,
- City Council Member,
- Law Director,
- Clerk of Council,
- Township Fiscal Officer,
- County or Township Trustee Board Member; or
- Other legislative office holder not specified with the authority to act on behalf of the applicable jurisdiction where the permit will be located.

THE APPLICANT MUST PROVIDE AN EXECUTED COPY OF THIS FORM WITH ITS TRANSFER APPLICATION.

The City, Village or Township of Huron has considered the above-named applicant's TRES application consistent with the factors outlined in R.C. 4303.29(B)(2)(b) and hereby agrees and accepts that this transfer will be an economic development project within its jurisdiction.

By signing this form, I, the city, village, or township official listed below, acknowledges and understands that:

- I have the authority on behalf of my local government to sign this form;
- My signature, on behalf of my jurisdiction, means the Division can continue to process the applicant's transfer application for the applicable TRES'd permit classes;
- The city, village, or township will still be notified about the potential issuance of this permit and that it retains the right to object to this transfer for any and all permit classes applied for by the applicant;
- Once the applied for permit classes are transferred to the applicant within the city's, village's, or township's jurisdiction, the permit can then be transferred to other owners at the same location or to other locations within the city, village, or township by either the current or future owners subject to notice and hearing provisions under R.C. 4303.26;
- The TRES process ONLY contemplates the Division's ability to start processing the applicant's transfer application for the affected permit classes, the applicant **MUST** still meet any rules and regulations before the permit can be issued and the new location must also be wet for the type of permit classes that the applicant seeks to operate at the new location; and
- It is within the city, village, or township's sole discretion, consistent with Ohio law, to decide whether to approve the applicant's TRES application as an economic development project.


(Signature of Local Official specified above)

Stuart Hamilton
(Please Print Name)

City Manager
(Title)

08/26/2026
(Date)

citymanager@huronohio.us
(Government Email Address)

419-433-5000
(Telephone with Area Code)

Applicant **MUST** submit the transfer application, this TRES form, and any other required forms to:

Ohio Department of Commerce – Division of Liquor Control
c/o Licensing New & Transfer Section
6606 Tussing Road
Reynoldsburg, OH 43068-9005

For Questions call (614) 644-3155
Or email fileinquiry@com.ohio.gov

Office Hours: 8:00 a.m. - 5:00 p.m. EST