



## Downtown Tiffin

96 S. Washington St., Suite A  
Tiffin, Ohio 44883

FOR IMMEDIATE RELEASE

Contact:

Bryce Riggs

Interim President & CEO,

Tiffin-Seneca Economic Partnership

[Briggs@senecaregionalchamber.com](mailto:Briggs@senecaregionalchamber.com)

### **Tiffin Boutique Hotel Project Secures \$10,000 Façade Enhancement Grant, Project Set to Move Forward** *Significant local investment and state funding propel historic restoration*

Tiffin, Ohio – February 19, 2025 – Yesterday, the City of Tiffin’s Architectural Board of Review approved a \$10,000 Façade Enhancement Grant for The Tiffin Boutique Hotel Group LLC as part of the City of Tiffin’s Façade Enhancement Program. The funds will contribute to the restoration of the building’s historic windows, advancing the nearly \$10 million boutique hotel project in Downtown Tiffin.



This long-awaited redevelopment of the former Gibson Hotel, originally built in 1874, has gained momentum thanks to the dedication of 26 local investors and a robust combination of local, state, and federal funding. Key financial resources include a 12-year, 100-percent Community Reinvestment Area (CRA) tax exemption, over \$2 million in state and federal historic tax credits, and a Property Assessed Clean Energy (PACE) loan from NOPEC. The project is also made possible by Melissa Calvin of Superior Credit Union who is providing financing. Construction is slated to begin this spring.

The Tiffin Boutique Hotel will preserve the building’s historic charm while introducing modern amenities. Plans include 26 spacious rooms and suites, two ground-floor retail spaces, and a cocktail bar. The original staircase and skylight will be restored, while a rooftop terrace and meeting space will be added. Energy-efficient upgrades, such as improved HVAC systems and lighting, will also be implemented, supported by the PACE loan.

The project received a boost in December 2022 through the Ohio Historic Preservation Tax Credit Program, which awarded a \$1,040,000 state tax credit to support the rehabilitation of this iconic building. These funds were instrumental in ensuring the project’s financial viability.

Jeff Weber, representative of Tiffin Boutique Hotel Group LLC, expressed gratitude for the community’s support, saying, “This project has been a labor of love, made possible by the collective efforts of local investors. The Tiffin Boutique Hotel will serve as a testament to historic preservation while creating opportunities for residents, businesses, and visitors alike.”

Mayor Lee Wilkinson echoed the significance of the project, stating, “The Tiffin Boutique Hotel embodies the spirit of Tiffin—honoring our history while building for the future. This is another milestone in the

revitalization of Downtown Tiffin, made possible by strong community support and innovative programs like the Façade Enhancement Grant.”

Once completed, the Tiffin Boutique Hotel will enhance the downtown experience, attract visitors, and contribute to the city’s ongoing economic growth. It will complement other community development initiatives, further solidifying Downtown Tiffin’s position as a premier destination for business and leisure.

### **About Downtown Tiffin**

The revitalization of downtown Tiffin began in 2011, when a group of community members came together to form “Tiffin Tomorrow”, with the goal of promoting and encouraging economic development in Downtown Tiffin, and creating plans, programs, and actions to ensure long-term vitality and prosperity. In 2014, the City of Tiffin contracted with SIEDC to act as the downtown organization and “Tiffin Tomorrow” came under the SIEDC (now TSEP) umbrella as the “Downtown Development Board,” which serves as the governing board of the downtown organization. In 2015, Tiffin joined Heritage Ohio’s Main Street Program.

### **About Heritage Ohio**

Heritage Ohio promotes economic growth through the preservation and revitalization of downtowns and neighborhoods across Ohio. Heritage Ohio is the coordinating agency for the Ohio Main Street Program and is the designated statewide Ohio preservation partner with the National Trust for Historic Preservation. Through saving the places that matter we can all build a community and live better. Learn more about how to become involved by visiting [www.heritageohio.org](http://www.heritageohio.org).

### **About Main Street America**

Main Street America leads a movement committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts. For more than 40 years, Main Street America has provided a practical, adaptable, and impactful framework for community-driven, comprehensive revitalization through the Main Street Approach™. Our network of more than 1,600 neighborhoods and communities, rural and urban, share both a commitment to place and to building stronger communities through preservation-based economic development. Since 1980, communities participating in the program have generated more than \$101.58 billion in new public and private investment, generated 168,693 net new businesses and 746,897 net new jobs, rehabilitated more than 325,119 buildings, and levered over 33.7 million volunteer hours. Main Street America is a nonprofit subsidiary of the National Trust for Historic Preservation. For more information, visit [mainstreet.org](http://mainstreet.org).