



2025 Franklin County Tax Incentive Review Council Annual Meeting

IN-PERSON

369 South High Street, Columbus, Ohio 43215

Monday, August 25, 2025

10:20 A.M.

AGENDA

1. Call to Order
2. Introductions
3. Review and Approval of August 27, 2024 Minutes
4. Review of Post-94 CRA's (CRA #1 and #3)

Mifflin Twp

CRA #1

- a. CP Road LLC
- b. Goldeneye Cross Pointe
- c. Suburban Steel Supply Co. LLC
- d. Buckeye Elm Holdings LLC
- e. Realrona INC

CRA #3

- a. Franklin Peak LLC
- b. Chippewa Building LLC
- c. Gahanna Parkway LLC
- d. 870 Claycraft LP

Jefferson Township

CRA #1

- a. Premier Holdings LLC
- b. Eastgate Commercial Park LLC
- c. Taylor Industrial Park

5. CRA #3

- a. Abba Abba Holdings LLC

6. Review of Pre-94 CRAs
 - a. CRA #2
 - b. CRA #4
 - c. CRA #5
7. Review of 2022 Tax Increment Financing (TIF) Status
 - a. Johnstown Rd. TIF
 - b. Eastgate Triangle TIF
 - c. Central Park TIFs
 - d. Eastgate Industrial TIF
 - e. North Triangle TIFs
 - f. Olde & West Gahanna TIF
 - g. Creekside TIF
 - h. Hamilton Rd. Corridor TIFs
 - i. Manor Homes TIF
 - j. Crescent TIF (formerly Buckles Tract)
8. Other Business
9. Adjourn

Name	Phone	Email	Appointed by	Term End
Betty Collins	(614) 384-8414	bcollins@bradyware.com	Mayor/ Council	12/31/2026
Scott Davis	(614) 774-5863	sdavis@msconsultants.com	Mayor/Council	12/31/2026
Richard Angelou	(614) 471-4494	angelour@mifflin-oh.gov	Mifflin Township	
Nancy White	(614) 471-4494	whiten@mifflin-oh.gov	Mifflin Township	
Rich Courter	(614) 304-0138	rcourter@jeffersontownship.org	Jefferson Township	
Jane Johnson	(614) 304-0138	jjohnson@jeffersontownship.org	Jefferson Township	
Scott Gooding	(614) 471-7065	goodingj@gjps.org	Gahanna Jefferson Public School	
Cherelle Turner	(614) 836- 4530	cturner@efcts.us	Eastland Fairfield Career & Technical Schools	
Dawn Lemley	(614) 836- 4530	dlemley@efcts.us	Eastland Fairfield Career & Technical Schools	
Other Designees				
Joann Burry	(614) 342-4065	Joann.burry@ghanna.gov	City of Gahanna	
Jeff Gottke	(614) 342-4038	Jeff.gottke@gahanna.gov	City of Gahanna	
Emanuel Tores	(614) 471-7065	EmanuelTorres@franklincountyohio.gov	Gahanna Jefferson Public School	

Franklin County Economic Development and
Planning Department
City of Gahanna Tax Incentive Review Committee

Tuesday, August 27, 2024
11:00 a.m.

Judicial Services Building
First Floor, Room #B
369 South High Street
Columbus, Ohio 43215

- - - - -

Spectrum Reporting LLC
400 South Fifth Street Ste. 201
Columbus, Ohio 43215
614-444-1000 or 800-635-9071
www.spectrumreporting.com

- - - - -

1 ATTENDEES:
 2 Michael Stinziano
 3 Carlie Boos
 4 Lois Carson
 5 Will Scarborough
 6 Rachel Zarick
 7 Cliff Hetzel
 8 Sue Horn
 9 Daphne Moehring
 10 Rich Courter
 11 Joe Laborie
 12 Cherrelle Turner
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24

1 From the City of Gahanna?
 2 MS. ZARICK: Rachel Zarick. I am the
 3 Economic Development Coordinator.
 4 MS. BURY: Joann Bury, Finance
 5 Director.
 6 MR. HETZEL: Cliff Hetzel, Treasurer of
 7 Gahanna-Jefferson Public Schools.
 8 MS. MOEHRING: Daphne Moehring, school
 9 board member, Gahanna-Jefferson Public Schools.
 10 MS. HORN: Sue Horn, board member,
 11 Gahanna-Jefferson Public Schools.
 12 MR. STINZIANO: Thank you all. Anyone
 13 from Mifflin Township?
 14 Jefferson Township?
 15 MR. COURTER: Rich Courter, trustee.
 16 MR. LABORIE: Joe Laborie, Community
 17 Development Coordinator.
 18 MR. STINZIANO: Thank you both. And
 19 Eastland-Fairfield Career & Technical Schools?
 20 MS. TURNER: Cherrelle Turner.
 21 MR. STINZIANO: Thank you all. Now is
 22 there anyone else from the City of Gahanna that
 23 would like to announce themselves for purposes of
 24 the minutes?

1 -----
 2 PROCEEDINGS
 3 -----
 4 MR. STINZIANO: Good morning.
 5 Greetings, and welcome to the tax year 2023 City
 6 of Gahanna Tax Incentive Review Council meeting.
 7 Today is August 27, 2024. I'm Michael Stinziano,
 8 which makes me both the County Auditor and Chair
 9 of all the statutory TIRC's across the county. I'm
 10 excited to have everyone here today.
 11 We will begin by asking each TIRC
 12 member or designee to please state your name and
 13 the agency that you're representing.
 14 I'll begin with Franklin County
 15 Auditor, Michael Stinziano.
 16 From the Board of Commissioners?
 17 MS. BOOS: Carlie Boos, Commissioner
 18 appointee.
 19 MS. CARSON: Lois Carson, Commissioner
 20 appointee.
 21 MR. STINZIANO: Thank you. And for
 22 those that haven't been here yet, the ask is when
 23 you speak into the microphone, press the button.
 24 A little green light will come on.

1 Can the representative from the
 2 Auditor's Office introduce himself?
 3 MR. SCARBOROUGH: Will Scarborough,
 4 TIRC representative.
 5 MR. STINZIANO: Thank you. Are there
 6 any additional stakeholders, people from the
 7 public or media that wish to announce themselves
 8 for purposes of today's minutes?
 9 Hearing none, for voting purposes,
 10 there will be an opportunity to vote in the
 11 affirmative. There will also be an opportunity
 12 for votes in opposition and abstention. If you're
 13 not aware of any abstention or vote in opposition,
 14 it will be presumed it was a vote in support and
 15 we just didn't hear you.
 16 So, again, thanks everyone for being in
 17 attendance. We'll call the meeting to order. We
 18 will begin with the approval of last year's
 19 minutes, dated August 29, 2023. Are there any
 20 corrections or changes?
 21 Hearing no further review, I'd like to
 22 seek a motion to approve the minutes.
 23 MS. BURY: So moved.
 24 MS. BOOS: Second.

<p style="text-align: right;">Page 6</p> <p>1 MR. STINZIANO: It's been moved and 2 seconded. All those in favor, please signify by 3 voting "aye." 4 MS. BURY: Aye. 5 MR. STINZIANO: Same sign for any 6 opposition. 7 And any abstentions. 8 The minutes have passed. 9 We will move to our post-94 CRA report. 10 We will review and vote on the status of each 11 post-94 abatement report for tax year 2023 and 12 acknowledge the auditor's delinquent parcel list 13 included in the TIRC packet. 14 The floor is yours. 15 MS. ZARICK: Thank you. So we're going 16 to start with Mifflin Township first. We're going 17 to start with CRA No. 1, CP Road, LLC. CP Road is 18 a 12,000-square-foot mix of office, warehouse, and 19 retail. This building currently has a new tenant, 20 which is great. We love to see it. That is the 21 Rotulados. They are a Puerto Rican company. They 22 just started this year and we are very happy to 23 have them. 24 They are currently performing very well</p>	<p style="text-align: right;">Page 8</p> <p>1 This is a 20,000-square-foot mixed use. This 2 building currently has one tenant, Reliant Capital 3 Solutions. They currently have 93 retained jobs. 4 Their payroll has exceeded what their agreement 5 has stated as well as the jobs created and payroll 6 created. 7 We did have some issues with their 8 report last year, but they luckily have -- we've 9 spoken with them both years and they have luckily 10 reported correctly this time. So we're very happy 11 about that, and very happy that they continue to 12 thrive in our community. 13 MR. STINZIANO: Thank you for the 14 report. 15 Are there any questions or comments? 16 Hearing no further review, I'd like to 17 seek a motion to accept the report, find it in 18 compliance, and recommend continuation. 19 MS. ZARICK: All right. Let's move on 20 to Suburban -- 21 MR. STINZIANO: We need a motion. 22 MS. ZARICK: Oh, I'm sorry. 23 MR. STINZIANO: We've got -- no, I 24 mean --</p>
<p style="text-align: right;">Page 7</p> <p>1 and are currently exceeding their payroll, which 2 we love to see. 3 MR. STINZIANO: Thank you for the 4 report and update. 5 Are there any questions or comments? 6 Hearing no further review, I'd like to 7 seek a motion to accept the CRA report, find it in 8 compliance, and recommend continuation. 9 MS. BOOS: So moved. 10 MR. STINZIANO: It's been moved. Is 11 there a second? 12 MR. HETZEL: Second. 13 MR. STINZIANO: Thank you. It's been 14 moved and seconded. All those in favor, please 15 signify by voting "aye." 16 MS. BURY: Aye. 17 MR. HETZEL: Aye. 18 MR. STINZIANO: Same sign for any 19 opposition. 20 And any abstentions. 21 The CRA report is accepted and 22 continuation is recommended. 23 MS. ZARICK: Thank you. All right. 24 We're going to move on to Goldeneye Cross Pointe.</p>	<p style="text-align: right;">Page 9</p> <p>1 So, again, seeking a motion to accept 2 the report, find it in compliance, and recommend 3 continuation. 4 MS. TURNER: So moved. 5 MS. BOOS: Second. 6 MR. STINZIANO: It's been moved and 7 seconded. All those in favor, please signify by 8 voting "aye." 9 MS. BOOS: Aye. 10 MS. BURY: Aye. 11 MR. STINZIANO: Same sign for any 12 opposition. 13 And any abstentions. 14 MR. STINZIANO: The report is accepted 15 and continuation is recommended. 16 MS. ZARICK: Great. Thank you. All 17 right. Now we will move on to Suburban Steel. 18 They had approximately about 5,300-square-foot 19 warehouse space. They are actually thinking about 20 expanding again, which we love to see. 21 They also had an issue last year where 22 their new payroll dollars created did not really 23 match the jobs created. But luckily we are 24 matching up this year and they are also exceeding</p>

<p style="text-align: right;">Page 10</p> <p>1 what their abatement has allotted them. So we are 2 very happy to have them as well. 3 MR. STINZIANO: Thank you for the 4 report. 5 Are there any questions or comments? 6 MS. MOEHRING: I do have a question. 7 How many jobs were they to create? 8 MS. ZARICK: So in their agreement, 9 like, alone and of itself, they actually did not 10 have a retained -- or no, they did not have a 11 created -- oh, I'm sorry. They do have a created, 12 and it was two. So on -- if you look at the 13 reports on the left side, that is what the 14 agreement has stated, that they should hit those 15 benchmarks. And then on the right side is -- 16 MS. MOEHRING: Verified. Okay. 17 MS. ZARICK: Sorry about that. 18 MR. STINZIANO: Any additional 19 questions or comments? 20 Hearing no further review, I'd like to 21 seek a motion to accept the CRA report, find it in 22 compliance, and recommend continuation. 23 MS. BURY: So moved. 24 MR. HETZEL: Second.</p>	<p style="text-align: right;">Page 12</p> <p>1 different than the other ones that you see. And 2 that is because when they wrote the agreement, 3 they had about a ten-year span to meet those and 4 retain those jobs as they go. 5 So reviewing from last year and the 6 year previous, they are currently still creating 7 and retaining, so happy to see that. 8 MR. STINZIANO: Thank you for the 9 report. 10 Are there any questions or comments? 11 MS. BOOS: Just when does that ramp-up 12 period end? Is that... 13 MS. ZARICK: It will be when their -- 14 technically when their abatement ends, so 2029. 15 MS. BOOS: Thank you. 16 MR. STINZIANO: Any additional 17 questions or comments? 18 Hearing no further review, I'd like to 19 seek a motion to accept the CRA report, find it in 20 compliance, and recommend continuation. 21 MS. BOOS: So moved. 22 MR. STINZIANO: It's been moved. I 23 need a second. 24 MS. TURNER: Seconded.</p>
<p style="text-align: right;">Page 11</p> <p>1 MR. STINZIANO: Thank you. It's been 2 moved and seconded. All those in favor, please 3 signify by voting "aye." 4 MS. BOOS: Aye. 5 MR. HETZEL: Aye. 6 MR. STINZIANO: Same sign for any 7 opposition. 8 And any abstentions. 9 The report is accepted and continuation 10 is recommended. 11 MS. ZARICK: Our next one is Buckeye 12 Elm Holdings. This is a 19,000-square-foot 13 building. They do environmental remediation and 14 also removal of material that would be hazardous. 15 They also sometimes will take a new build and they 16 will put a barrier underneath it, which is really 17 cool. So the toxins that teach into the soil will 18 not continue, hopefully, into other spaces 19 underneath. They are currently performing very 20 well and are continuing to hopefully meet their 21 goals by ten-year. 22 So as you can see, I want to point out 23 at the bottom there is no jobs and 24 payroll-created-by date, which is kind of</p>	<p style="text-align: right;">Page 13</p> <p>1 MR. STINZIANO: It's been moved and 2 seconded. And all those in favor, please signify 3 by voting "aye." 4 MS. BOOS: Aye. 5 MS. BURY: Aye. 6 MR. HETZEL: Aye. 7 MR. STINZIANO: Same sign for any 8 opposition. 9 And any abstentions. 10 The CRA report is accepted and 11 continuation is recommended. 12 MS. ZARICK: Great. And then this one 13 is Taylor Industrial Park. We are very happy to 14 have this building come online. This actually is 15 housing one tenant, and it is Grimco. They 16 actually make different types of packing material, 17 so think packing tape, boxes, labels, all that 18 kind of stuff. Super fun. 19 We actually have our first business 20 retention and expansion meeting with them this 21 week, so they are very aware of the requirements 22 that are asked of them in their agreement, so 23 we're very happy about that. But hopefully we 24 will get to go and tour that facility because it's</p>

<p style="text-align: right;">Page 14</p> <p>1 brand new. So we're really excited about that.</p> <p>2 They are still within their ramping-up</p> <p>3 period, so we are going to discuss how they're</p> <p>4 going to meet their goals and make sure that they</p> <p>5 are going to make it to when they have to start</p> <p>6 retaining and keeping those people.</p> <p>7 So we are very pleased with them at the</p> <p>8 moment, so hopefully we will continue with that.</p> <p>9 MR. STINZIANO: Thank you for the</p> <p>10 report and update.</p> <p>11 Are there any questions or comments</p> <p>12 here for the review?</p> <p>13 Hearing no further review, I'd like to</p> <p>14 seek a motion to accept the CRA report, find it in</p> <p>15 compliance, and recommend continuation.</p> <p>16 MR. HETZEL: So moved.</p> <p>17 MS. TURNER: Second.</p> <p>18 MR. STINZIANO: It's been moved and</p> <p>19 seconded. All those in favor, please signify by</p> <p>20 voting "aye."</p> <p>21 MS. BURY: Aye.</p> <p>22 MR. HETZEL: Aye.</p> <p>23 MR. STINZIANO: Same sign for any</p> <p>24 opposition.</p>	<p style="text-align: right;">Page 16</p> <p>1 to go look, I would encourage you to.</p> <p>2 MR. STINZIANO: Thank you for those</p> <p>3 information-only future updates. We will now move</p> <p>4 to the next CRA.</p> <p>5 MS. ZARICK: Yes. We are going to move</p> <p>6 to CRA No. 3. So we are going to start with</p> <p>7 Franklin Peak, which if you haven't been, I would</p> <p>8 encourage you to go and have a view of the</p> <p>9 skyline. And then there is the brewery and then</p> <p>10 also the office and event space that is the</p> <p>11 building right next to it.</p> <p>12 So they are doing very well. I would</p> <p>13 say they actually are planning to hire in excess</p> <p>14 of their agreement, which is great. We spoke with</p> <p>15 them earlier this year and they are also going to</p> <p>16 have a new event space on the third floor. So if</p> <p>17 you're thinking about it, we'd be happy to connect</p> <p>18 on that one. But they are absolutely killing it</p> <p>19 and we are happy to have them.</p> <p>20 MR. STINZIANO: We always love an</p> <p>21 economic "killing it" term. Thank you for the</p> <p>22 report and update.</p> <p>23 Are there any questions or comments?</p> <p>24 MS. BOOS: I just -- a note that the</p>
<p style="text-align: right;">Page 15</p> <p>1 And any abstentions.</p> <p>2 The CRA report is accepted and</p> <p>3 continuation is recommended.</p> <p>4 MS. ZARICK: So I know -- if you're</p> <p>5 looking at your agenda, I would just like to go</p> <p>6 back to that really quick before we move away from</p> <p>7 CRA No. 1. We just wanted to highlight a couple</p> <p>8 of CRAs that will hopefully be coming online next</p> <p>9 year, and that will be Romanoff Group. And that</p> <p>10 is a 15-year, 100 percent CRA. They do HVAC</p> <p>11 systems. So they did a remodel of their building</p> <p>12 and it's coming along really well. They just got</p> <p>13 their Romanoff blue up there if you ever want to</p> <p>14 go out and look at it. It's starting to look</p> <p>15 pretty good.</p> <p>16 And then we have Rosen, which we</p> <p>17 actually just met the other day, and they are</p> <p>18 right on track to hopefully start reporting</p> <p>19 hopefully in the next year, because they are going</p> <p>20 to open their new expansion this year. That is</p> <p>21 for 15-years, 100 percent. And if you ever want</p> <p>22 to know what a European-style mixed-use building</p> <p>23 would look like, that is exactly what it's going</p> <p>24 to be. So if you ever think about it and you want</p>	<p style="text-align: right;">Page 17</p> <p>1 payroll is to the dollar what was pledged. Is</p> <p>2 that a coincidence or --</p> <p>3 MS. ZARICK: It is not a coincidence.</p> <p>4 I think that they were aware of their agreement</p> <p>5 and they were like, this is kind of -- this is</p> <p>6 what we would like to share. So that is what we</p> <p>7 got from them this year.</p> <p>8 MS. BOOS: And that's reliable? That's</p> <p>9 an actual figure?</p> <p>10 MS. ZARICK: Yes, yes. We talked with</p> <p>11 them about that. And we were like, you don't have</p> <p>12 to necessarily give us to the penny, but give us</p> <p>13 as close as you can.</p> <p>14 MR. STINZIANO: Any additional</p> <p>15 questions or comments?</p> <p>16 Hearing no further review, I'd like to</p> <p>17 seek a motion to accept the CRA report, find it in</p> <p>18 compliance, and recommend continuation.</p> <p>19 MR. HETZEL: So moved.</p> <p>20 MS. TURNER: Seconded.</p> <p>21 MR. STINZIANO: It's been moved and</p> <p>22 seconded. All those in favor, please signify by</p> <p>23 voting "aye."</p> <p>24 MS. BURY: Aye.</p>

<p style="text-align: right;">Page 18</p> <p>1 MR. STINZIANO: Same sign for any 2 opposition. 3 And any abstentions. 4 The CRA report is accepted and 5 continuation is recommended. 6 MS. ZARICK: All right. We're going to 7 move to the Chippewa Building. So this is 8 actually Bell Equipment, which was recently 9 purchased by McQueen Equipment. So they have kind 10 of changed a little bit in that way, but 11 fortunately they have still created jobs. We have 12 15 new jobs created this year, which is great. 13 And also they're exceeding their payroll with new 14 payroll dollars created. 15 So just to go back to that left side 16 versus the right side, in their agreement they 17 were only supposed to retain those eight, but they 18 have created 15, which we love to see. 19 MR. STINZIANO: Thank you for the 20 report and update. 21 Are there any questions or comments? 22 Hearing no further review, I'd like to 23 seek a motion to accept the CRA, find it in 24 compliance, and recommend continuation.</p>	<p style="text-align: right;">Page 20</p> <p>1 report and update. 2 Are there any questions or comments? 3 MS. MOEHRING: I'm curious. If there's 4 11 retained jobs and there's no payroll associated 5 with that... 6 MS. ZARICK: So I think usually when 7 they report -- as you can see on the left side, 8 there is no payroll that they had to retain when 9 they retained those jobs. So they decided that 10 they didn't want to share that this year, but they 11 did give us what our new payroll was that was 12 created with the new jobs that they created. Does 13 that make sense? 14 MS. MOEHRING: I'm sorry, did you say 15 they didn't have a requirement for retaining jobs? 16 MS. ZARICK: Correct. Or they did not 17 have a requirement for retaining the payroll, but 18 they did have a requirement to retain the jobs. 19 MS. MOEHRING: So it's not zero, it's 20 just in -- 21 MS. ZARICK: Yes. It would technically 22 not be zero, but they decided to report the zero. 23 MS. MOEHRING: All right. 24 MR. STINZIANO: Are there any</p>
<p style="text-align: right;">Page 19</p> <p>1 MS. BURY: So moved. 2 MS. TURNER: Seconded. 3 MR. STINZIANO: It's been moved and 4 seconded. All those in favor, please signify by 5 voting "aye." 6 MR. HETZEL: Aye. 7 MR. STINZIANO: Same sign for any 8 opposition. 9 And any abstentions. 10 The CRA report is accepted and 11 continuation is recommended. 12 MS. ZARICK: All right. We're going to 13 move to Gahanna Parkway, LLC. This is actually 14 Edge Innovation Hub. It houses a variety of 15 different businesses, mostly engineering and 16 different R&D type of businesses. So they 17 basically are right next to the Grote Company. If 18 you've ever been over there. And they help with 19 the innovation for Grote's products and Donatos as 20 well over there. 21 So we are very happy to have them and 22 we hope to see them still continue to grow as 23 well. 24 MR. STINZIANO: Thank you for the</p>	<p style="text-align: right;">Page 21</p> <p>1 additional questions? 2 Seeing no further review, I'd like to 3 seek a motion to accept the CRA report, find it in 4 compliance, and recommend continuation. 5 MS. HORN: So moved. 6 MS. TURNER: Seconded. 7 MR. STINZIANO: It's been moved and 8 seconded. All those in favor, please signify by 9 voting "aye." 10 MS. MOEHRING: Aye. 11 MR. STINZIANO: Same sign for any 12 opposition. 13 And any abstentions. 14 The CRA report is accepted and 15 continuation is recommended. 16 MS. ZARICK: Okay. We are going to 17 move into 870-950 Claycraft. This is a 18 40,000-square-foot building off of Claycraft Road. 19 They actually house three very interesting 20 businesses, one being Crocodile Cloth and 21 Benchmark. They actually used to be one business 22 together, but Benchmark decided that they would 23 like to expand and Crocodile said we will too. 24 So actually Crocodile Cloth moved into</p>

<p style="text-align: right;">Page 22</p> <p>1 a different building in Gahanna. So you'll see 2 this next year, sorry to get ahead of myself. You 3 will see this next year that they have moved and 4 decided to expand, actually, I believe by 70 5 employees, Crocodile Cloth. And then Benchmark 6 said we're going to take the rest and hire too. 7 So I'm very excited to see what they 8 decide to do next year, and I'm happy that they 9 both decided to grow in Gahanna. 10 MR. STINZIANO: Thank you for the 11 report and update. Is that a Gahanna slogan? 12 MS. ZARICK: Yes, it is. I'm glad you 13 caught that. 14 MR. STINZIANO: Grow in Gahanna. Are 15 there any questions or comments? 16 If there's no further review, I'd like 17 to seek a motion to accept the CRA report, find it 18 in compliance, and recommend continuation. 19 MR. HETZEL: So moved. 20 MS. BURY: Second. 21 MR. STINZIANO: It's been moved and 22 seconded. All those in favor, please signify by 23 voting "aye." 24 MS. BURY: Aye.</p>	<p style="text-align: right;">Page 24</p> <p>1 that reporting looks like. So we are hopefully 2 going to see them continue to grow. 3 MR. STINZIANO: Thank you for the 4 report. 5 Are there any questions or comments? 6 MS. BOOS: Are they ever worried that 7 they're going to land on their roof? 8 MS. ZARICK: Oh, you know what? I 9 never really thought about it, but I -- like, it's 10 funny because some of their -- a lot of their 11 internal design is actually based on airports. 12 Like, their second floor has a bunch of tables to 13 set out in their runways. And then also their 14 conference rooms on the first floor are, like, 15 glossed so you can't see inside, but they also 16 are, like, layouts of different runways that they 17 service the lights for. So it's very cool, yeah. 18 MR. STINZIANO: Any additional 19 questions or comments? 20 Hearing no further review, I'd like to 21 seek a motion to accept the CRA report, find it in 22 compliance, and recommend continuation. 23 MS. HORN: So moved. 24 MR. HETZEL: Second.</p>
<p style="text-align: right;">Page 23</p> <p>1 MR. HETZEL: Aye. 2 MR. STINZIANO: Same sign for any 3 opposition. 4 And any abstentions. 5 The CRA report is accepted and 6 continuation is recommend. 7 MS. ZARICK: All right. We're going to 8 move to Abba Abba Holdings, also known as 9 SAFEGATE. This is a new one for this year, first 10 time at our TIRC. 11 This is actually a very exciting 12 business, because if you think about Franklin Peak 13 down the road, you'll see ADB SAFEGATE, and they 14 actually make runway lights. So if you look out 15 over their balcony that they have upstairs, you 16 can see the lights that they have at the airport 17 at John Glenn. 18 So if you ever have a -- if you're ever 19 driving up there, I recommend stopping in. 20 Sometimes they will have visitors. They also have 21 really cool murals in there. They did a fantastic 22 job with that building, and they are still within 23 their ramping-up period but we have spoken to them 24 this year and they are aware of their CRA and what</p>	<p style="text-align: right;">Page 25</p> <p>1 MR. STINZIANO: It's been moved and 2 seconded. All those in favor, please signify by 3 voting "aye." 4 MS. BURY: Aye. 5 MR. HETZEL: Aye. 6 MR. STINZIANO: Same sign for any 7 opposition. 8 And any abstentions. 9 The CRA report is accepted and 10 continuation is recommended. 11 MS. ZARICK: All right. We're going to 12 move into Jefferson Township, back into CRA No. 1 13 into Premier Holding Group. This was another one 14 of the CRAs that had some issues last year, but we 15 went back and talked to them and luckily we worked 16 all of that out. I think that they just had a 17 little bit of confusion on reporting. They 18 weren't sure if they needed to report everyone who 19 comes into the office, and we said yes. 20 So they did a lot better this year with 21 their reporting, as you can see. They had 165 of 22 their retained jobs, over 3.4 in retained payroll. 23 They added 55 new jobs, which is exceeding what 24 their agreement says, and also exceeding payroll</p>

<p style="text-align: right;">Page 26</p> <p>1 as well. So we're happy to see that and happy 2 that they reported well this year. 3 MS. MOEHRING: So I do have a question, 4 because -- do all of the employees pay income tax 5 to the City of Gahanna? Is that the number that's 6 included here? Because I know with home 7 healthcare they pay where they're working, right? 8 MS. ZARICK: I did ask this question 9 when we met with them last year. So they are kind 10 of in and out of the office, if that makes sense. 11 Like, they do kind of work from Gahanna for 12 their -- what's it called? Like, if you're doing 13 paperwork, if you have an office there, that is 14 where they go. And then they also go out into the 15 field for their home health aide. 16 MS. HORN: But the majority of it's 17 going to be -- 18 MS. MOEHRING: Outside of the office, 19 right? 20 MS. ZARICK: From what they told us, 21 that is not necessarily true. 22 MS. MOEHRING: Oh, it absolutely is 23 true. I mean -- 24 MS. HORN: She used to own a home</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. LABORIE: We have a question. It's 2 actually on the Abba Abba Holdings. That's a 3 Jefferson Township parcel. 4 MS. ZARICK: Oh, is it really? I'm so 5 sorry. I will definitely change that. I do 6 apologize. 7 MR. STINZIANO: Do you still have a 8 question on the Abba Abba one or -- 9 MR. LABORIE: Nope. That -- 10 MR. STINZIANO: -- you just wanted to 11 make sure we get our ducks in a row. We 12 appreciate it. 13 MR. SCARBOROUGH: Just to make sure I 14 got that, Joe, you said that the Abba Abba is 15 actually in Jefferson Township? 16 MR. LABORIE: Yes. 027 is Jefferson 17 Township. 18 MR. SCARBOROUGH: Yeah. Okay. Thank 19 you. Yes, let's go ahead and vote that one -- 20 MR. STINZIANO: Okay. First we're 21 going to finish Premier Holding. 22 MR. LABORIE: Sorry. 23 MR. STINZIANO: No, you're -- I 24 appreciate you pointing it out.</p>
<p style="text-align: right;">Page 27</p> <p>1 healthcare. 2 MS. MOEHRING: You're never going to 3 get them in the office to that extent. So I would 4 question that, the number of employees, and, I 5 mean -- yeah. 6 MS. ZARICK: Okay. I would be happy to 7 look into it. 8 MS. MOEHRING: Thank you. 9 MS. BOOS: So that tax revenue then, 10 would they report, like, if all of their clientele 11 were in Gahanna? 12 MS. MOEHRING: It would depend on where 13 the client mix is. Because it has to be where -- 14 MS. HORN: If they're all in Gahanna, 15 then it would. 16 MS. MOEHRING: Right. But the odds of 17 them all being in Gahanna are low, I would say. 18 MS. ZARICK: Well, that's actually a 19 great question. I will happily follow-up with 20 that. 21 MS. MOEHRING: Thanks. 22 MR. STINZIANO: Thank you for the 23 report. 24 Are there any additional questions?</p>	<p style="text-align: right;">Page 29</p> <p>1 Are there any additional questions or 2 comments? 3 Hearing no further review, I'd like to 4 seek a motion to accept the CRA report, find it in 5 compliance, and recommend continuation. 6 MS. BURY: So moved. 7 MR. LABORIE: Second. 8 MR. STINZIANO: It's been moved and 9 seconded. All those in favor, please signify by 10 voting "aye." 11 MS. BURY: Aye. 12 MR. HETZEL: Aye. 13 MR. STINZIANO: Same sign for any 14 opposition. 15 And any abstentions. 16 The CRA report is accepted and 17 continuation is recommended. 18 Now, under CRA No. 1 Jefferson 19 Township, we will go back to Abba Abba Holdings. 20 Per the presentation, are there any questions or 21 comments clarifying the correct township? We 22 apologize for that. 23 MR. COURTER: What's the percentage on 24 that?</p>

<p style="text-align: right;">Page 30</p> <p>1 MS. ZARICK: Let me see. I believe it 2 is 100 percent on that one. But I will verify and 3 I can send that to you. 4 MR. STINZIANO: Are there any 5 additional questions or comments? 6 Hearing no further review, I'd like to 7 seek a motion to accept the CRA report, find it in 8 compliance in the right township, and recommend 9 continuation. 10 MR. HETZEL: So moved. 11 MS. BURY: Second. 12 MR. STINZIANO: It's been moved and 13 seconded. All those in favor, please signify by 14 voting "aye." 15 MS. BURY: Aye. 16 MR. STINZIANO: Same sign for an 17 opposition. 18 And any abstentions. 19 The CRA report is accepted and 20 continuation is recommended. 21 We have one more in Jefferson Township. 22 MS. ZARICK: Yes, one more for 23 Jefferson Township. We will have Eastgate 24 Commercial Park. This has a variety of different</p>	<p style="text-align: right;">Page 32</p> <p>1 report and update. 2 Are there any questions or comments? 3 Hearing no further review, I'd like to 4 seek a motion to accept the CRA report, find it in 5 compliance, and recommend continuation. 6 MS. HORN: So moved. 7 MS. BURY: Second. 8 MR. STINZIANO: It's been moved and 9 seconded. All those in favor, please signify by 10 voting "aye." 11 MR. HETZEL: Aye. 12 MR. COURTER: Aye. 13 MS. BURY: Aye. 14 MR. STINZIANO: Same sign for any 15 opposition. 16 And any abstentions. 17 The CRA report is accepted and 18 continuation is recommended. 19 We will now move to our pre-94 CRA 20 reports. We'll review and vote on the status of 21 each pre-94 CRA abatement report for tax year 22 2023. 23 MS. ZARICK: All right. And luckily 24 there is nothing to vote on the CRA No. 2. There</p>
<p style="text-align: right;">Page 31</p> <p>1 tenants and I'm going to highlight one for you 2 guys today. We actually recently just met with 3 them. Their name is Spec Grade LED, and they make 4 lights that go -- for hydroculture and indoor 5 growing. 6 So basically they work with places like 7 Kroger and different grocery stores to help them 8 grow plants indoors. It's actually very 9 interesting. And they have, like, a very cool 10 type of light and it has -- it's covered by a 11 coating that doesn't go for moisture because it's 12 obviously very humid in those places. 13 So it is a very interesting, 14 interesting building full of -- you have Spec 15 Grade LED but then you also have the, what is it, 16 Custom Homes and also their training facility and 17 then a dog place. It's very interesting. So we 18 love to see a variety in our spec buildings. 19 So they are performing pretty well. 20 And funny enough, they actually have their new 21 jobs created right on the money, and then they are 22 actually -- their payroll is exceeding, so that is 23 great to see. 24 MR. STINZIANO: Thank you for the</p>	<p style="text-align: right;">Page 33</p> <p>1 are still no CRAs in that area, but I just wanted 2 to highlight and just mention the fact that there 3 are still none in that area, so we are going to 4 quickly move on to CRA No. 4. 5 So CRA No. 4 is, if you are familiar, 6 where the new Ortho ONE site is in that Crescent 7 district. They are all -- three of these medical 8 office buildings are in that same little area. So 9 that's kind of become our little medical office 10 hub, if you will. 11 MR. STINZIANO: Thank you for the 12 report and update. 13 Are there any questions or comments? 14 Hearing no further review, I'd like to 15 seek a motion to accept the CRA report, find it in 16 compliance, and recommend continuation. 17 MS. CARSON: So moved. 18 MR. LABORIE: Second. 19 MR. STINZIANO: It's been moved and 20 seconded. All those in favor, please signify by 21 voting "aye." 22 MS. BURY: Aye. 23 MR. HETZEL: Aye. 24 MR. STINZIANO: Same sign for any</p>

<p style="text-align: right;">Page 34</p> <p>1 opposition.</p> <p>2 And any abstentions.</p> <p>3 The CRA report is accepted and</p> <p>4 continuation is recommended.</p> <p>5 MS. ZARICK: All right. We're ready to</p> <p>6 move to CRA No. 5. So this is our west side of</p> <p>7 the city, and most of these are either mixed-use,</p> <p>8 but almost primarily apartment buildings, new</p> <p>9 residential, multi-family.</p> <p>10 So those are my only comments on that,</p> <p>11 except one of these parcels we were made aware</p> <p>12 that they are delinquent on their taxes. We have</p> <p>13 reached out to them and hopefully we'll hear back</p> <p>14 on why they are not paying their taxes and</p> <p>15 hopefully encourage them to do so, and also warn</p> <p>16 them that if they do not, they are at risk of</p> <p>17 losing their tax abatement. So we just wanted to</p> <p>18 make them aware because --</p> <p>19 MS. MOEHRING: Which one?</p> <p>20 MS. ZARICK: That is the third one</p> <p>21 down, Skin & Sugar RE, LLC.</p> <p>22 MS. MOEHRING: So is that in progress?</p> <p>23 Because I thought they halted the project.</p> <p>24 MS. ZARICK: They are in progress. I</p>	<p style="text-align: right;">Page 36</p> <p>1 voting "aye."</p> <p>2 MS. BURY: Aye.</p> <p>3 MR. STINZIANO: Same sign for any</p> <p>4 opposition.</p> <p>5 And any abstentions.</p> <p>6 MS. BOOS: This is Carlie. I'm</p> <p>7 abstaining.</p> <p>8 MR. STINZIANO: Abstention noted.</p> <p>9 The CRA report is accepted and</p> <p>10 continuation is recommended.</p> <p>11 We will now transition to our TIF</p> <p>12 review. We will review and vote on the Gahanna</p> <p>13 TIF district status report for tax year 2023.</p> <p>14 There are ten TIFs, but we will only be taking one</p> <p>15 vote.</p> <p>16 The floor is yours.</p> <p>17 MS. ZARICK: All right. I would ask</p> <p>18 you all that if you have any TIF-related</p> <p>19 questions, we have our lovely Director Bury here</p> <p>20 with us today. She, in her infinite wisdom, has</p> <p>21 much more knowledge on the TIF than I do. So if</p> <p>22 you have any questions, I would respectfully ask</p> <p>23 you to please ask Ms. Bury.</p> <p>24 MS. MOEHRING: So where do we find what</p>
<p style="text-align: right;">Page 35</p> <p>1 got an update, I think last week, that they are</p> <p>2 still in progress. But we just wanted to talk</p> <p>3 about obviously if they were delinquent on their</p> <p>4 taxes, like, what that means and are they doing</p> <p>5 okay and if we should continue their tax abatement</p> <p>6 next year, which would definitely be a</p> <p>7 recommendation of looking into it next year to</p> <p>8 make sure that they are on top of it.</p> <p>9 MS. MOEHRING: So the tax status is</p> <p>10 current? I'm confused.</p> <p>11 MS. BOOS: When this spreadsheet was</p> <p>12 done, it was in 2023. So we wanted to make sure</p> <p>13 that they're going to perform for 2024.</p> <p>14 MR. STINZIANO: Thank you for the</p> <p>15 report.</p> <p>16 Are there any additional questions or</p> <p>17 comments? <small>Realtime - Videoconferencing - Trial Presentation - Video Spectrum Reporting LLC 614-444-1000</small></p> <p>18 Hearing no further review, I'd like to</p> <p>19 seek a motion to accept the CRA report, find it in</p> <p>20 compliance, and recommend continuation.</p> <p>21 MS. BURY: So moved.</p> <p>22 MR. LABORIE: Second.</p> <p>23 MR. STINZIANO: It's been moved and</p> <p>24 seconded. All those in favor, please signify by</p>	<p style="text-align: right;">Page 37</p> <p>1 a beginning balance is in -- oh, here's the fund</p> <p>2 balances. And this is at the beginning or the end</p> <p>3 of the year?</p> <p>4 MS. BURY: So the fund balances as of</p> <p>5 the beginning of the year shows what's been</p> <p>6 received to date and what we spent to date. And</p> <p>7 that's how they're all --</p> <p>8 I believe that's the beginning balance,</p> <p>9 correct, Will, on those?</p> <p>10 MR. SCARBOROUGH: Yeah. That should</p> <p>11 be...</p> <p>12 MS. ZARICK: Would the funds received</p> <p>13 total be the funds to date?</p> <p>14 MS. BURY: It's over the life of the</p> <p>15 TIF. Yeah. On the left-hand side is just 2023's</p> <p>16 activity, and then on the right side is what's</p> <p>17 been received over the life of the TIF.</p> <p>18 MR. SCARBOROUGH: So, yeah, the</p> <p>19 beginning of the year in question, the balance is</p> <p>20 the final amount.</p> <p>21 MS. BURY: Okay. That's what I</p> <p>22 thought.</p> <p>23 MS. MOEHRING: So there's just not an</p> <p>24 ending balance.</p>

<p style="text-align: right;">Page 38</p> <p>1 MS. BURY: Correct. But you could 2 calculate it. 3 MS. HORN: So it's 1/1/23. 4 MS. MOEHRING: Yeah. This 1/1/23 is 5 the beginning fund balance? 6 MS. BURY: Uh-huh. 7 MS. MOEHRING: Okay. And we have to 8 derive the ending balance. 9 MR. STINZIANO: Just for purposes of 10 the record, are there any you would not recommend 11 for continuation? 12 MS. BURY: I recommend all of them for 13 continuation. 14 MR. STINZIANO: Thank you so much. Are 15 there any additional questions or comments? I see 16 some paper shuffling, so I'll ask one more time. 17 Are there any additional -- 18 MS. MOEHRING: So how do -- I mean, 19 where do we understand what expenses come out of 20 these? 21 MS. BURY: So they have a -- right 22 there under "expenditure detail," it gives what 23 has been spent for 2023. So for instance, 24 depending on which one you're on, if you're on the</p>	<p style="text-align: right;">Page 40</p> <p>1 signify by voting "aye." 2 MS. BURY: Aye. 3 MR. STINZIANO: Same sign for any 4 opposition. 5 And any abstentions. 6 The TIF report is accepted and 7 continuation is recommended. 8 Do we have any other business before 9 today's Gahanna TIRC? 10 Hearing no further business, we are 11 adjourned. 12 ----- 13 Thereupon, the foregoing proceedings 14 concluded at 11:31 a.m. 15 ----- 16 17 18 19 20 21 22 23 24</p>
<p style="text-align: right;">Page 39</p> <p>1 Johnstown Road district, what you're seeing there, 2 what was spent in 2023 was basically the revenue 3 sharing with the township. On the other ones, 4 you'll see some trail improvements, but they all 5 have descriptions of what the expenditure detail 6 for 2023 was. 7 MS. MOEHRING: Is that the only 8 disbursement related to that or is that the 9 majority for those disbursements for the TIF? 10 MS. BURY: It's the majority, because 11 all of them have auditor and treasurer fees and 12 other things that come out. But this is what the 13 main expenses were for that period. 14 MR. STINZIANO: Again, thank you for 15 the updates. 16 Are there any final questions or 17 comments? <small>Realtime - Videoconferencing - Trial Presentation - Video Spectrum Reporting LLC 614-444-1000</small> 18 Hearing no further review, I'd like to 19 seek a motion to accept the TIF report, find it in 20 compliance, and recommend continuation. 21 MS. TURNER: So moved. 22 MR. LABORIE: Second. 23 MR. STINZIANO: It's been moved and 24 seconded. Thank you. All those in favor, please</p>	<p style="text-align: right;">Page 41</p> <p>1 State of Ohio : C E R T I F I C A T E County of Franklin: SS 2 3 I, Katherine Konneker, a Notary Public in and 4 for the State of Ohio, do hereby certify that I 5 transcribed or supervised the transcription of the 6 audio recording of the aforementioned proceedings; 7 that the foregoing is a true record of the 8 proceedings. 9 I do further certify I am not a relative, 10 employee or attorney of any of the parties hereto, 11 and further I am not a relative or employee of any 12 attorney or counsel employed by the parties 13 hereto, or financially interested in the action. 14 IN WITNESS WHEREOF, I have hereunto set my 15 hand and affixed my seal of office at Columbus, 16 Ohio, on September 10, 2024. 17 18 19 20 21 22 23 24</p> <p style="text-align: center;"><i>Katherine J. Konneker</i> Katherine Konneker, Notary Public - State of Ohio My commission expires February 28, 2027.</p>

0
027 28:16
1
1 6:17 15:7 25:12
29:18
1/1/23 38:3,4
100 15:10,21 30:2
11 20:4
11:31 40:14
12,000-square-foot 6:18
15 18:12,18
15-year 15:10
15-years 15:21
165 25:21
19,000-square-foot 11:12
2
2 32:24
20,000-square-foot 8:1
2023 3:5 5:19 6:11
32:22 35:12
36:13 38:23 39:2,
6
2023's 37:15
2024 3:7 35:13
2029 12:14
27 3:7
29 5:19
3
3 16:6
3.4 25:22
4
4 33:4,5
40,000-square-foot 21:18
5
5 34:6
5,300-square-foot
9:18
55 25:23
7
70 22:4
8
870-950 21:17

9
93 8:3
A
a.m. 40:14
abatement 6:11
10:1 12:14 32:21
34:17 35:5
Abba 23:8 28:2,8,
14 29:19
absolutely 16:18
26:22
abstaining 36:7
abstention 5:12,
13 36:8
abstentions 6:7
7:20 9:13 11:8
13:9 15:1 18:3
19:9 21:13 23:4
25:8 29:15 30:18
32:16 34:2 36:5
40:5
accept 7:7 8:17
9:1 10:21 12:19
14:14 17:17
18:23 21:3 22:17
24:21 29:4 30:7
32:4 33:15 35:19
39:19
accepted 7:21
9:14 11:9 13:10
15:2 18:4 19:10
21:14 23:5 25:9
29:16 30:19
32:17 34:3 36:9
40:6
acknowledge
6:12
activity 37:16
actual 17:9
ADB 23:13
added 25:23
additional 5:6
10:18 12:16
17:14 21:1 24:18
27:24 29:1 30:5
35:16 38:15,17
adjourned 40:11
affirmative 5:11
agency 3:13
agenda 15:5
agreement 8:4
10:8,14 12:2
13:22 16:14 17:4
18:16 25:24
ahead 22:2 28:19
aide 26:15
airport 23:16
airports 24:11
allotted 10:1
amount 37:20
announce 4:23

5:7
apartment 34:8
apologize 28:6
29:22
appointee 3:18,20
approval 5:18
approve 5:22
approximately
9:18
area 33:1,3,8
attendance 5:17
auditor 3:8,15
39:11
auditor's 5:2 6:12
August 3:7 5:19
aware 5:13 13:21
17:4 23:24 34:11,
18
aye 6:3,4 7:15,16,
17 9:8,9,10 11:3,
4,5 13:3,4,5,6
14:20,21,22
17:23,24 19:5,6
21:9,10 22:23,24
23:1 25:3,4,5
29:10,11,12
30:14,15 32:10,
11,12,13 33:21,
22,23 36:1,2
40:1,2
B
back 15:6 18:15
25:12,15 29:19
34:13
balance 37:1,8,
19,24 38:5,8
balances 37:2,4
balcony 23:15
barrier 11:16
based 24:11
basically 19:17
31:6 39:2
begin 3:11,14
5:18
beginning 37:1,2,
5,8,19 38:5
Bell 18:8
Benchmark
21:21,22 22:5
benchmarks
10:15
bit 18:10 25:17
blue 15:13
board 3:16 4:9,10
Boos 3:17 5:24
7:9 9:5,9 11:4
12:11,15,21 13:4
16:24 17:8 24:6
27:9 35:11 36:6
bottom 11:23
boxes 13:7

brand 14:1
brewery 16:9
Buckeye 11:11
build 11:15
building 6:19 8:2
11:13 13:14
15:11,22 16:11
18:7 21:18 22:1
23:22 31:14
buildings 31:18
33:8 34:8
bunch 24:12
Bury 4:4 5:23 6:4
7:16 9:10 10:23
13:5 14:21 17:24
19:1 22:20,24
25:4 29:6,11
30:11,15 32:7,13
33:22 35:21 36:2,
19,23 37:4,14,21
38:1,6,12,21
39:10 40:2
business 13:19
21:21 23:12 40:8,
10
businesses
19:15,16 21:20
button 3:23
C
calculate 38:2
call 5:17
called 26:12
Capital 8:2
Career 4:19
Carlie 3:17 36:6
Carson 3:19
33:17
caught 22:13
Chair 3:8
change 28:5
changed 18:10
Cherrelle 4:20
Chippewa 18:7
city 3:5 4:1,22
26:5 34:7
clarifying 29:21
Claycraft 21:17,
18
client 27:13
clienteles 27:10
Cliff 4:6
close 17:13
Cloth 21:20,24
22:5
coating 31:11
coincidence 17:2,
3
comments 7:5
8:15 10:5,19
12:10,17 14:11
16:23 17:15

18:21 20:2 22:15
24:5,19 29:2,21
30:5 32:2 33:13
34:10 35:17
38:15 39:17
Commercial
30:24
Commissioner
3:17,19
Commissioners
3:16
community 4:16
8:12
company 6:21
19:17
compliance 7:8
8:18 9:2 10:22
12:20 14:15
17:18 18:24 21:4
22:18 24:22 29:5
30:8 32:5 33:16
35:20 39:20
concluded 40:14
conference 24:14
confused 35:10
confusion 25:17
connect 16:17
continuation 7:8,
22 8:18 9:3,15
10:22 11:9 12:20
13:11 14:15 15:3
17:18 18:5,24
19:11 21:4,15
22:18 23:6 24:22
25:10 29:5,17
30:9,20 32:5,18
33:16 34:4 35:20
36:10 38:11,13
39:20 40:7
continue 8:11
11:18 14:8 19:22
24:2 35:5
continuing 11:20
cool 11:17 23:21
24:17 31:9
Coordinator 4:3,
17
correct 20:16
29:21 37:9 38:1
corrections 5:20
correctly 8:10
Council 3:6
county 3:8,9,14
couple 15:7
Courter 4:15
29:23 32:12
covered 31:10
CP 6:17
CRA 6:9,17 7:7,21
10:21 12:19
13:10 14:14 15:2,
7,10 16:4,6 17:17
18:4,23 19:10
21:3,14 22:17
23:5,24 24:21
25:9,12 29:4,16,

18 30:7,19 32:4,
17,19,21,24 33:4,
5,15 34:3,6 35:19
36:9

CRAS 15:8 25:14
33:1

create 10:7

created 8:5,6
9:22,23 10:11
18:11,12,14,18
20:12 31:21

creating 12:6

Crescent 33:6

Crocodile 21:20,
23,24 22:5

Cross 7:24

curious 20:3

current 35:10

Custom 31:16

D

Daphne 4:8

date 11:24 37:6,
13

dated 5:19

day 15:17

decide 22:8

decided 20:9,22
21:22 22:4,9

delinquent 6:12
34:12 35:3

depend 27:12

depending 38:24

derive 38:8

descriptions 39:5

design 24:11

designee 3:12

detail 38:22 39:5

Development 4:3,
17

Director 4:5 36:19

disbursement
39:8

disbursements
39:9

discuss 14:3

district 33:7 36:13
39:1

dog 31:17

dollar 17:1

dollars 9:22 18:14

Donatos 19:19

driving 23:19

ducks 28:11

E

earlier 16:15

Eastgate 30:23

Eastland-fairfield
4:19

economic 4:3
16:21

Edge 19:14

Elm 11:12

employees 22:5
26:4 27:4

encourage 16:1,8
34:15

end 12:12 37:2

ending 37:24 38:8

ends 12:14

engineering
19:15

environmental
11:13

Equipment 18:8,9

European-style
15:22

event 16:10,16

exceeded 8:4

exceeding 7:1
9:24 18:13 25:23,
24 31:22

excess 16:13

excited 3:10 14:1
22:7

exciting 23:11

expand 21:23
22:4

expanding 9:20

expansion 13:20
15:20

expenditure
38:22 39:5

expenses 38:19
39:13

extent 27:3

F

facility 13:24
31:16

fact 33:2

familiar 33:5

fantastic 23:21

favor 6:2 7:14 9:7
11:2 13:2 14:19
17:22 19:4 21:8
22:22 25:2 29:9
30:13 32:9 33:20
35:24 39:24

fees 39:11

field 26:15

figure 17:9

final 37:20 39:16

Finance 4:4

find 7:7 8:17 9:2
10:21 12:19
14:14 17:17

Realtime - Videoconferencing - Trial Presentation - Video
Spectrum Reporting LLC | 614-444-1000

24:21 29:4 30:7
32:4 33:15 35:19
36:24 39:19

finish 28:21

floor 6:14 16:16
24:12,14 36:16

follow-up 27:19

foregoing 40:13

fortunately 18:11

Franklin 3:14 16:7
23:12

full 31:14

fun 13:18

fund 37:1,4 38:5

funds 37:12,13

funny 24:10 31:20

future 16:3

G

Gahanna 3:6 4:1,
22 19:13 22:1,9,
11,14 26:5,11
27:11,14,17
36:12 40:9

**Gahanna-
jefferson** 4:7,9,11

give 17:12 20:11

glad 22:12

Glenn 23:17

glossed 24:15

goals 11:21 14:4

Goldeneye 7:24

good 3:4 15:15

Grade 31:3,15

great 6:20 9:16
13:12 16:14
18:12 27:19
31:23

green 3:24

Grimco 13:15

grocery 31:7

Grote 19:17

Grote's 19:19

Group 15:9 25:13

grow 19:22 22:9,
14 24:2 31:8

growing 31:5

guys 31:2

H

halted 34:23

happily 27:19

happy 6:22 8:10,
11 10:2 12:7
13:13,23 16:17,
19 19:21 22:8
26:1 27:6

hazardous 11:14

health 26:15

healthcare 26:7
27:1

hear 5:15 34:13

Hearing 5:9,21
7:6 8:16 10:20
12:18 14:13
17:16 18:22
24:20 29:3 30:6
32:3 33:14 35:18
39:18 40:10

Hetzel 4:6 7:12,17
10:24 11:5 13:6
14:16,22 17:19
19:6 22:19 23:1
24:24 25:5 29:12
30:10 32:11
33:23

highlight 15:7
31:1 33:2

hire 16:13 22:6

hit 10:14

Holding 25:13
28:21

Holdings 11:12
23:8 28:2 29:19

home 26:6,15,24

Homes 31:16

hope 19:22

Horn 4:10 21:5
24:23 26:16,24
27:14 32:6 38:3

house 21:19

houses 19:14

housing 13:15

hub 19:14 33:10

humid 31:12

HVAC 15:10

hydroculture 31:4

I

improvements
39:4

Incentive 3:6

included 6:13
26:6

income 26:4

indoor 31:4

indoors 31:8

Industrial 13:13

infinite 36:20

information-only
16:3

innovation 19:14,
19

inside 24:15

instance 38:23

interesting 21:19
31:9,13,14,17

internal 24:11

introduce 5:2

issue 9:21

issues 8:7 25:14

J

Jefferson 4:14
25:12 28:3,15,16
29:18 30:21,23

Joann 4:4

job 23:22

jobs 8:3,5 9:23
10:7 11:23 12:4
18:11,12 20:4,9,
12,15,18 25:22,
23 31:21

Joe 4:16 28:14

John 23:17

Johnstown 39:1

K

keeping 14:6

killing 16:18,21

kind 11:24 13:18
17:5 18:9 26:9,11
33:9

knowledge 36:21

Kroger 31:7

L

labels 13:17

Laborie 4:16 28:1,
9,16,22 29:7
33:18 35:22
39:22

land 24:7

layouts 24:16

leach 11:17

LED 31:3,15

left 10:13 18:15
20:7

left-hand 37:15

life 37:14,17

light 3:24 31:10

lights 23:14,16
24:17 31:4

list 6:12

LLC 6:17 19:13
34:21

Lois 3:19

losing 34:17

lot 24:10 25:20

love 6:20 7:2 9:20
16:20 18:18
31:18

lovely 36:19

low 27:17

luckily 8:8,9 9:23
25:15 32:23

M

made 34:11
main 39:13
majority 26:16
39:9,10
make 13:16 14:4,
5 20:13 23:14
28:11,13 31:3
34:18 35:8,12
makes 3:8 26:10
match 9:23
matching 9:24
material 11:14
13:16
Mcqueen 18:9
means 35:4
media 5:7
medical 33:7,9
meet 11:20 12:3
14:4
meeting 3:6 5:17
13:20
member 3:12 4:9,
10
mention 33:2
met 15:17 26:9
31:2
Michael 3:7,15
microphone 3:23
Mifflin 4:13 6:16
minutes 4:24 5:8,
19,22 6:8
mix 6:18 27:13
mixed 8:1
mixed-use 15:22
34:7
Moehring 4:8
10:6,16 20:3,14,
19,23 21:10 26:3,
18,22 27:2,8,12,
16,21 34:19,22
35:9 36:24 37:23
38:4,7,18 39:7
moisture 31:11
moment 14:8
money 31:21
morning 3:4
motion 5:22 7:7
8:17,21 9:1 10:21
12:19 14:14
17:17 18:23 21:3
22:17 24:21 29:4
30:7 32:4 33:15
35:19 39:19
move 6:9 7:24
8:19 9:17 15:6
16:3,5 18:7 19:13
21:17 23:8 25:12
32:19 33:4 34:6
moved 5:23 6:1
7:9,10,14 9:4,6
10:23 11:2 12:21,

22 13:1 14:16,18
17:19,21 19:1,3
21:5,7,24 22:3,
19,21 24:23 25:1
29:6,8 30:10,12
32:6,8 33:17,19
35:21,23 39:21,
23

multi-family 34:9
murals 23:21

N

necessarily 17:12
26:21
needed 25:18
note 16:24
noted 36:8
number 26:5 27:4

O

odds 27:16
office 5:2 6:18
16:10 25:19
26:10,13,18 27:3
33:8,9
online 13:14 15:8
open 15:20
opportunity 5:10,
11
opposition 5:12,
13 6:6 7:19 9:12
11:7 13:8 14:24
18:2 19:8 21:12
23:3 25:7 29:14
30:17 32:15 34:1
36:4 40:4
order 5:17
Ortho 33:6

P

packet 6:13
packing 13:16,17
paper 38:16
paperwork 26:13
parcel 6:12 28:3
parcels 34:11
Park 13:13 30:24
Parkway 19:13
passed 6:8
pay 26:4,7
paying 34:14
payroll 7:1 8:4,5
9:22 17:1 18:13,
14 20:4,8,11,17
25:22,24 31:22
payroll-created-
by 11:24
Peak 16:7 23:12

penny 17:12
people 5:6 14:6

percent 15:10,21
30:2

percentage 29:23

perform 35:13

performing 6:24
11:19 31:19

period 12:12 14:3
23:23 39:13

place 31:17

places 31:6,12

planning 16:13

plants 31:8

pleased 14:7

pledged 17:1

point 11:22

Pointe 7:24

pointing 28:24

post-94 6:9,11

pre-94 32:19,21

Premier 25:13
28:21

presentation
29:20

press 3:23

presumed 5:14

pretty 15:15 31:19

previous 12:6

primarily 34:8

proceedings
40:13

products 19:19

progress 34:22,
24 35:2

project 34:23

public 4:7,9,11
5:7

Puerto 6:21

purchased 18:9

purposes 4:23
5:8,9 38:9

put 11:16

Q

question 10:6
26:3,8 27:4,19
28:1,8 37:19

questions 7:5
8:15 10:5,19
12:10,17 14:11
16:23 17:15
18:21 20:2 21:1
22:15 24:5,19
27:24 29:1,20
30:5 32:2 33:13
35:16 36:19,22
38:15 39:16

quick 15:6

quickly 33:4

R

R&d 19:16

Rachel 4:2

ramp-up 12:11

ramping-up 14:2
23:23

reached 34:13

ready 34:5

received 37:6,12,
17

recently 18:8 31:2

recommend 7:8
8:18 9:2 10:22
12:20 14:15
17:18 18:24 21:4
22:18 23:6,19
24:22 29:5 30:8
32:5 33:16 35:20
38:10,12 39:20

recommendation
35:7

recommended
7:22 9:15 11:10
13:11 15:3 18:5
19:11 21:15
25:10 29:17
30:20 32:18 34:4
36:10 40:7

record 38:10

related 39:8

reliable 17:8

Reliant 8:2

remediation
11:13

remodel 15:11

removal 11:14

report 6:9,11 7:4,
7,21 8:8,14,17
9:2,14 10:4,21
11:9 12:9,19
13:10 14:10,14
15:2 16:22 17:17
18:4,20 19:10
20:1,7,22 21:3,14
22:11,17 23:5
24:4,21 25:9,18
27:10,23 29:4,16
30:7,19 32:1,4,
17,21 33:12,15
34:3 35:15,19
36:9,13 39:19
40:6

reported 8:10
26:2

reporting 15:18
24:1 25:17,21

reports 10:13
32:20

representative
5:1,4

representing 3:13

requirement
20:15,17,18

requirements

13:21

residential 34:9

respectfully
36:22

rest 22:6

retail 6:19

retain 12:4 18:17
20:8,18

retained 8:3 10:10
20:4,9 25:22

retaining 12:7
14:6 20:15,17

retention 13:20

revenue 27:9 39:2

review 3:6 5:21
6:10 7:6 8:16
10:20 12:18
14:12,13 17:16
18:22 21:2 22:16
24:20 29:3 30:6
32:3,20 33:14
35:18 36:12
39:18

reviewing 12:5

Rican 6:21

Rich 4:15

risk 34:16

road 6:17 21:18
23:13 39:1

Romanoff 15:9,13

roof 24:7

rooms 24:14

Rosen 15:16

Rotulados 6:21

row 28:11

runway 23:14

runways 24:13,16

S

SAFEGATE 23:9,
13

Scarborough 5:3
28:13,18 37:10,
18

school 4:8

Schools 4:7,9,11,
19

seconded 6:2
7:14 9:7 11:2
12:24 13:2 14:19
17:20,22 19:2,4
21:6,8 22:22 25:2
29:9 30:13 32:9
33:20 35:24
39:24

seek 5:22 7:7 8:17
10:21 12:19
14:14 17:17
18:23 21:3 22:17
24:21 29:4 30:7
32:4 33:15 35:19
39:19

seeking 9:1

send 30:3
 sense 20:13
 26:10
 service 24:17
 set 24:13
 share 17:6 20:10
 sharing 39:3
 shows 37:5
 shuffling 38:16
 side 10:13,15
 18:15,16 20:7
 34:6 37:15,16
 sign 6:5 7:18 9:11
 11:6 13:7 14:23
 18:1 19:7 21:11
 23:2 25:6 29:13
 30:16 32:14
 33:24 36:3 40:3
 signify 6:2 7:15
 9:7 11:3 13:2
 14:19 17:22 19:4
 21:8 22:22 25:2
 29:9 30:13 32:9
 33:20 35:24 40:1
 site 33:6
 Skin 34:21
 skyline 16:9
 slogan 22:11
 soil 11:17
 Solutions 8:3
 space 9:19 16:10,
 16
 spaces 11:18
 span 12:3
 speak 3:23
 spec 31:3,14,18
 spent 37:6 38:23
 39:2
 spoke 16:14
 spoken 8:9 23:23
 spreadsheet
 35:11
 stakeholders 5:6
 start 6:16,17 14:5
 15:18 16:6
 started 6:22
 starting 15:14
 state 3:12
 stated 8:5 10:14
 status 6:10 32:20
 35:9 36:13
 statutory 3:9
 Steel 9:17
 Stinziano 3:4,7,
 15,21 4:12,18,21
 5:5 6:1,5 7:3,10,
 13,18 8:13,21,23
 9:6,11,14 10:3,18
 11:1,6 12:8,16,22
 13:1,7 14:9,18,23
 16:2,20 17:14,21
 18:1,19 19:3,7,24

20:24 21:7,11
 22:10,14,21 23:2
 24:3,18 25:1,6
 27:22 28:7,10,20,
 23 29:8,13 30:4,
 12,16 31:24 32:8,
 14 33:11,19,24
 35:14,23 36:3,8
 38:9,14 39:14,23
 40:3

stopping 23:19
 stores 31:7
 stuff 13:18
 Suburban 8:20
 9:17
 Sue 4:10
 Sugar 34:21
 Super 13:18
 support 5:14
 supposed 18:17
 systems 15:11

T

tables 24:12
 taking 36:14
 talk 35:2
 talked 17:10
 25:15
 tape 13:17
 tax 3:5,6 6:11
 26:4 27:9 32:21
 34:17 35:5,9
 36:13
 taxes 34:12,14
 35:4
 Taylor 13:13
 Technical 4:19
 technically 12:14
 20:21
 ten 36:14
 ten-year 11:21
 12:3
 tenant 6:19 8:2
 13:15
 tenants 31:1
 term 16:21
 things 39:12
 thinking 9:19
 16:17
 thought 24:9
 34:23 37:22
 thrive 8:12
 TIF 36:11,13,21
 37:15,17 39:9,19
 40:6

TIF-RELATED
 36:18
 TIFS 36:14
 time 8:10 23:10
 38:16

TIRC 3:9
 today 3:7,10 31:2
 36:20
 today's 5:8 40:9
 told 26:20
 top 35:8
 total 37:13
 tour 13:24
 township 4:13,14
 6:16 25:12 28:3,
 15,17 29:19,21
 30:8,21,23 39:3
 toxins 11:17
 track 15:18
 trail 39:4
 training 31:16
 transition 36:11
 treasurer 4:6
 39:11
 true 26:21,23
 trustee 4:15
 Turner 4:20 9:4
 12:24 14:17
 17:20 19:2 21:6
 39:21
 type 19:16 31:10
 types 13:16

U

Uh-huh 38:6
 underneath
 11:16,19
 understand 38:19
 update 7:4 14:10
 16:22 18:20 20:1
 22:11 32:1 33:12
 35:1
 updates 16:3
 39:15
 upstairs 23:15

V

variety 19:14
 30:24 31:18
 Verified 10:16
 verify 30:2
 versus 18:16
 view 16:8
 visitors 23:20
 vote 5:10,13,14
 6:10 28:19 32:20,
 24 36:12,15
 votes 5:12
 voting 5:9 6:3
 7:15 9:8 11:3
 13:3 14:20 17:23
 19:5 21:9 22:23
 25:3 29:10 30:14
 32:10 33:21 36:1

W

wanted 15:7
 28:10 33:1 34:17
 35:2,12
 warehouse 6:18
 9:19
 warn 34:15
 week 13:21 35:1
 west 34:6
 wisdom 36:20
 work 26:11 31:6
 worked 25:15
 working 26:7
 worried 24:6
 wrote 12:2

Y

year 3:5 6:11,22
 8:8 9:21,24 12:5,
 6 15:9,19,20
 16:15 17:7 18:12
 20:10 22:2,3,8
 23:9,24 25:14,20
 26:2,9 32:21
 35:6,7 36:13
 37:3,5,19
 year's 5:18
 years 8:9

Z

Zarick 4:2 6:15
 7:23 8:19,22 9:16
 10:8,17 11:11
 12:13 13:12 15:4
 16:5 17:3,10 18:6
 19:12 20:6,16,21
 21:16 22:12 23:7
 24:8 25:11 26:8,
 20 27:6,18 28:4
 30:1,22 32:23
 34:5,20,24 36:17
 37:12

Abatement Report

Name of TIRC Gahanna

Company Name CP Road LLC CRA 1

Tax Year 2024

Total Appraised Value \$3,630,000

CRA Type CRA

Total Value Abated \$1,092,100

First Year 2018 **Last Year** 2024

Abatement Purpose New Construction

Terms & Percentage 7 / 75%

Building Description/Use Warehouse/Office

Tenants Pitabilities, Controlled Product Systems Group,
Creative Graphics, Rotulados, Jguidos

Annual Tax Paid \$73,677.92

Foregone Tax \$31,705.06

Municipalities Opinion on Compliance? Yes

Parcel Numbers 025-013186

Vacancies

Project Details/History

Photo (If Provided by Municipality)

12000 SF of mix office/warehouse/retail



Agreement Benchmarks

Real Estate Only Investment \$993,394

Investment Completion Date September 29, 2018

Number of Retained Jobs 0

Payroll Retained \$0

Number of New Jobs Created 20

New Payroll Created \$900,000

Jobs/Payroll Created By September 29, 2021

As Verified

Real Estate Only Invested \$993,294

Date Investment Completed August 1, 2018

Actual Retained Jobs 0

Payroll Dollars Retained \$0

New Jobs Created 36

New Payroll Dollars Created \$1,900,000

Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name Goldeneye Cross Pointe LLC
(previously 670 Gahanna Investments LLC) 1

CRA Type CRA

Tax Year 2024

Total Appraised Value \$3,714,100

Total Value Abated \$3,120,100

First Year 2016 **Last Year** 2030

Abatement Purpose New Construction

Terms & Percentage 15 / 100%

Building Description/Use 20,000 SF Office

Tenants Reliant Capital Solutions

Annual Tax Paid \$17,244.34

Foregone Tax \$90,579.72

Municipalities Opinion on Compliance? Yes

Parcel Numbers 025-012942

Vacancies

Project Details/History

This is a 20000 SF office space new build in the City of Gahanna

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$2,110,000
Investment Completion Date October 29, 2017
Number of Retained Jobs 93
Payroll Retained \$4,381,786
Number of New Jobs Created 100
New Payroll Created \$4,195,000
Jobs/Payroll Created By December 30, 2020

As Verified

Real Estate Only Invested \$2,110,000
Date Investment Completed October 30, 2017
Actual Retained Jobs 93
Payroll Dollars Retained \$13,747,659
New Jobs Created 136
New Payroll Dollars Created \$9,365,873
Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name Suburban Steel Supply Co. LLC CRA #1

Tax Year 2024

Total Appraised Value \$3,800,000

CRA Type CRA

Total Value Abated \$123,700

First Year 2019 **Last Year** 2030

Abatement Purpose New Construction

Terms & Percentage 12 / 100%

Building Description/Use Warehouse

Tenants Suburban Steel Supply Company

Annual Tax Paid \$106,726.7

Foregone Tax \$3,591.54

Municipalities Opinion on Compliance? Yes

Parcel Numbers 025-013006

Vacancies

Project Details/History

Photo (If Provided by Municipality)

This was the construction of approximately 5300 SF warehouse space



Agreement Benchmarks

Real Estate Only Investment \$388,000

Investment Completion Date November 30, 2019

Number of Retained Jobs 73

Payroll Retained \$3,200,000

Number of New Jobs Created 2

New Payroll Created \$90,000

Jobs/Payroll Created By May 31, 2021

As Verified

Real Estate Only Invested \$388,000

Date Investment Completed December 31, 2019

Actual Retained Jobs 73

Payroll Dollars Retained \$6,815,216

New Jobs Created 19

New Payroll Dollars Created \$3,615,216

Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name Buckeye Elm Holdings Co LLC CRA 1

CRA Type CRA

First Year 2020 **Last Year** 2029

Abatement Purpose Remodel Only

Terms & Percentage 10 / 80%

Building Description/Use Medium Manufacturing

Tenants Buckeye Elm Contracting

Project Details/History

Remodel of 19000 SF of Warehousing space

Tax Year 2024

Total Appraised Value \$1,091,000

Total Value Abated \$74,900

Annual Tax Paid \$29,498.7

Foregone Tax \$2,174.83

Municipalities Opinion on Compliance? Yes

Parcel Numbers 025-013595

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$910,000

Investment Completion Date September 30, 2021

Number of Retained Jobs 25

Payroll Retained \$1,926,800

Number of New Jobs Created 50

New Payroll Created \$2,750,000

Jobs/Payroll Created By December 31, 2024

Other Agreement Benchmarks

As Verified

Real Estate Only Invested \$993,394

Date Investment Completed September 1, 2021

Actual Retained Jobs 25

Payroll Dollars Retained \$3,213,485

New Jobs Created 19

New Payroll Dollars Created \$1,286,685

Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Realrona INC

Tax Year 2024
Total Appraised Value \$1,930,600

CRA Type CRA

Total Value Abated \$17,900

First Year 2023 **Last Year** 2037
Abatement Purpose New Construction
Terms & Percentage 15 / %
Building Description/Use Office and warehouse
Tenants Rosen USA

Annual Tax Paid \$55,527.82
Foregone Tax \$520.08
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-008886
Vacancies

Project Details/History

Photo (If Provided by Municipality)

Construction of 25,000 SF warehouse



Agreement Benchmarks

Real Estate Only Investment \$7,045,000
Investment Completion Date June 29, 2022
Number of Retained Jobs 41
Payroll Retained \$3,105,375
Number of New Jobs Created 70
New Payroll Created \$4,200,000

As Verified

Real Estate Only Invested \$1,000,000
Date Investment Completed November 14, 2024
Actual Retained Jobs 41
Payroll Dollars Retained \$4,420,000
New Jobs Created 27
New Payroll Dollars Created \$1,314,625

Abatement Report

Name of TIRC Gahanna
Company Name Franklin Peak LLC 3

Tax Year 2024
Total Appraised Value \$11,553,500

CRA Type CRA

Total Value Abated \$10,558,900

First Year 2018 **Last Year** 2032
Abatement Purpose New Construction
Terms & Percentage 15 / 100%
Building Description/Use 50,000 SF Office Space
Tenants Advanced Civil Design, TRC, Edison Brewing

Annual Tax Paid \$28,874.12
Foregone Tax \$306,534.75
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-006469
Vacancies

Project Details/History

Photo (If Provided by Municipality)

The project purchased 4.4 acres of land in the City of Gahanna to develop 50,000 SF of flex office and a brewery.



Agreement Benchmarks

Real Estate Only Investment \$6,000,000
Investment Completion Date December 31, 2019
Number of Retained Jobs 131
Payroll Retained \$9,384,971
Number of New Jobs Created 27
New Payroll Created \$0
Jobs/Payroll Created By December 31, 2024

Other Agreement Benchmarks

As Verified

Real Estate Only Invested \$6,000,000
Date Investment Completed December 31, 2019
Actual Retained Jobs 131
Payroll Dollars Retained \$13,089,653
New Jobs Created 29
New Payroll Dollars Created \$3,704,682
Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name Chippewa Building LLC 3

Tax Year 2024

Total Appraised Value \$1,641,700

CRA Type CRA

Total Value Abated \$631,300

First Year 2017 **Last Year** 2026

Abatement Purpose New Construction

Terms & Percentage 10 / 50%

Building Description/Use Warehouse/Distribution

Tenants McQueen Equipment (Bell Equipment)

Annual Tax Paid \$29,333.64

Foregone Tax \$18,327.63

Municipalities Opinion on Compliance? Yes

Parcel Numbers 025-013633

Vacancies

Project Details/History

Photo (If Provided by Municipality)

Purchase of approximately 3 acres of land to construct a 12,000 SF Warehouse/Distribution facility



Agreement Benchmarks

Real Estate Only Investment \$1,800,000
Investment Completion Date July 30, 2017
Number of Retained Jobs 8
Payroll Retained \$675,000
Number of New Jobs Created 0
New Payroll Created \$0
Jobs/Payroll Created By

As Verified

Real Estate Only Invested \$1,800,000
Date Investment Completed June 8, 2017
Actual Retained Jobs 8
Payroll Dollars Retained \$2,188,986.9
New Jobs Created 16
New Payroll Dollars Created \$1,513,986.9
Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Gahanna Pkwy LLC 3

Tax Year 2024
Total Appraised Value \$1,662,900

CRA Type CRA

Total Value Abated \$1,028,200

First Year 2018 **Last Year** 2029
Abatement Purpose Remodel Only
Terms & Percentage 12 / 100%
Building Description/Use Office/Entrepreneurial
Tenants Edge Innovation Hub

Annual Tax Paid \$18,426.32
Foregone Tax \$29,849.56
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-007810
Vacancies

Project Details/History

Photo (If Provided by Municipality)

This is a remodel of 17,600 SF of warehouse/industrial to be turned into Coworking space and to foster entrepreneurial activities



Agreement Benchmarks

Real Estate Only Investment \$1,500,000
Investment Completion Date April 29, 2019
Number of Retained Jobs 11
Payroll Retained \$0
Number of New Jobs Created 13
New Payroll Created \$650,000
Jobs/Payroll Created By April 29, 2022

As Verified

Real Estate Only Invested \$15,000,000
Date Investment Completed April 30, 2019
Actual Retained Jobs 11
Payroll Dollars Retained \$0
New Jobs Created 17
New Payroll Dollars Created \$1,896,912.1
Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name 870-950 Claycraft Road (Previously Trevi Enterprises LLC) 3

CRA Type CRA

First Year 2019 **Last Year** 2028

Abatement Purpose New Construction

Terms & Percentage 10 / 75%

Building Description/Use Warehouse/Industrial

Tenants Benchmark, DB Schecker

Tax Year 2024

Total Appraised Value \$19,400,000

Total Value Abated \$13,668,400

Annual Tax Paid \$166,394.32

Foregone Tax \$396,805.92

Municipalities Opinion on Compliance? Yes

Parcel Numbers 025-013638

Vacancies

Project Details/History

A 262,500 SF Speculative Warehouse flex space meant to accommodate several end users

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$15,000,000

Investment Completion Date July 31, 2019

Number of Retained Jobs 0

Payroll Retained \$0

Number of New Jobs Created 40

New Payroll Created \$1,250,000

Jobs/Payroll Created By July 31, 2022

As Verified

Real Estate Only Invested \$15,000,000

Date Investment Completed August 1, 2019

Actual Retained Jobs 0

Payroll Dollars Retained \$0

New Jobs Created 133

New Payroll Dollars Created \$9,312,744.82

Community Involvement

Other Agreement Benchmarks

Abatement Report

Name of TIRC Gahanna

Company Name Premier Holding Group LLC 1

Tax Year 2024

Total Appraised Value \$1,108,100

CRA Type CRA

Total Value Abated \$608,000

First Year 2019 **Last Year** 2033

Abatement Purpose New Construction

Terms & Percentage 15 / 75%

Building Description/Use Office Building

Tenants Premier Home Care, Nationwide Home Health Care

Annual Tax Paid \$14,168.4

Foregone Tax \$17,224.85

Municipalities Opinion on Compliance? Yes

Parcel Numbers 027-000143

Vacancies

Project Details/History

Photo (If Provided by Municipality)

6300 SF Office Space



Agreement Benchmarks

Real Estate Only Investment \$772,538

Investment Completion Date September 30, 2019

Number of Retained Jobs 165

Payroll Retained \$2,784,375

Number of New Jobs Created 12

New Payroll Created \$449,484

Jobs/Payroll Created By September 30, 2022

As Verified

Real Estate Only Invested \$901,674

Date Investment Completed October 24, 2019

Actual Retained Jobs 165

Payroll Dollars Retained \$3,906,171

New Jobs Created 50

New Payroll Dollars Created \$1,121,796

Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name Eastgate Commercial Park, LLC 1

CRA Type CRA

First Year 2020 **Last Year** 2029

Abatement Purpose New Construction

Terms & Percentage 10 / 100%

Building Description/Use Warehouse/Office

Tenants Spec Grade LED, Reliable Medical Supply, Spec Grade LED, Engineered Temperature Solutions, Polanko Cleaning

Project Details/History

67560 SF of Office and warehouse space.



Tax Year 2024

Total Appraised Value \$5,099,700

Total Value Abated \$4,014,100

Annual Tax Paid \$30,756.22

Foregone Tax \$113,721.21

Municipalities Opinion on Compliance? Yes

Parcel Numbers 027-000146

Vacancies

Photo (If Provided by Municipality)

Agreement Benchmarks

Real Estate Only Investment \$3,700,000

Investment Completion Date April 30, 2020

Number of Retained Jobs

Payroll Retained \$

Number of New Jobs Created 38

New Payroll Created \$1,786,000

Jobs/Payroll Created By December 30, 2021

Other Agreement Benchmarks

As Verified

Real Estate Only Invested \$3,700,000

Date Investment Completed November 11, 2020

Actual Retained Jobs 0

Payroll Dollars Retained \$0

New Jobs Created 75

New Payroll Dollars Created \$4,360,444

Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name Taylor Industrial Park LLC

CRA Type GAHANNA #1 CRA

First Year 2023 **Last Year** 2032

Abatement Purpose New Construction

Terms & Percentage 10 / %

Building Description/Use Warehouse/Office

Tenants Grimco

Project Details/History

193,000 Sq Ft flex office space

Tax Year 2024

Total Appraised Value \$3,610,500

Total Value Abated \$2,513,900

Annual Tax Paid \$31,067.04

Foregone Tax \$71,220.05

Municipalities Opinion on Compliance? Yes

Parcel Numbers 027-000008

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$16,600,000

Investment Completion Date April 30, 2022

Number of Retained Jobs

As Verified

Real Estate Only Invested \$16,600,000

Date Investment Completed September 1, 2023

Actual Retained Jobs 0

Abatement Report

Name of TIRC Gahanna
Company Name Abba Abba Holdings LLC

Tax Year 2024
Total Appraised Value \$11,206,500

CRA Type GAHANNA # 3 CRA

Total Value Abated \$9,783,200

First Year 2023 **Last Year** 2037
Abatement Purpose New Construction
Terms & Percentage 15 / %
Building Description/Use Office / Warehouse
Tenants ADB Safegate

Annual Tax Paid \$
Foregone Tax \$277,161.37
Municipalities Opinion on Compliance? Yes
Parcel Numbers 027-000113
Vacancies

Project Details/History

Photo (If Provided by Municipality)

178,000 SF Warehouse/ Office



Agreement Benchmarks

Real Estate Only Investment \$24,000,000
Investment Completion Date December 30, 2022
Number of Retained Jobs
Payroll Retained \$

As Verified

Real Estate Only Invested \$24,000,000
Date Investment Completed May 1, 2023
Actual Retained Jobs 204
Payroll Dollars Retained \$17,992,869

TIF Report

Municipality GAHANNA CITY

TIF Name JOHNSTOWN ROAD DISTRICT TIF (2016-2045)

TIF Ordinance 0102-2015

First Year 2016 **Last Year** 2045

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2024

Percent of TIF 100

Project Number 90-266

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Township Share Payment, Trail Improvements,
Street/Waterline Improvements

Photo (If Provided by Municipality)

Fund Balance \$782,763

Funds Received this Year \$335,292

Expenditures \$1,208,835

Balance Owed \$0

Funds Received Total \$1,266,766.53

Expenditure Details

Township revenue sharing.

TIF Report

Municipality GAHANNA CITY
TIF Name JOHNSTOWN ROAD DIST TIF (2017-2046)
TIF Ordinance 0102-2015
First Year 2017 **Last Year** 2046
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2024
Percent of TIF 100
Project Number 90-277
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD

Project History

Township Share Payment, Trail Improvements,
Street/Waterline Improvements

Photo (If Provided by Municipality)

Fund Balance \$782,763
Funds Received this Year \$335,292.81
Expenditures \$120,835.02

Balance Owed \$0
Funds Received Total \$1,266,766.53

Expenditure Details

Township revenue sharing

TIF Report

Municipality GAHANNA CITY
TIF Name GAHANNA - EASTGATE TRIANGLE TIF
TIF Ordinance 1999-0427
First Year 2001 Last Year 2030
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2024
Percent of TIF 100
Project Number 90-249
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD

Project History

Trail improvement capital project

Photo (If Provided by Municipality)

Fund Balance \$140,713
Funds Received this Year \$509,786
Expenditures \$8,918

Balance Owed \$0
Funds Received Total \$5,660,172.33

Expenditure Details

County fees

TIF Report

Municipality GAHANNA CITY

TIF Name GAHANNA - CENTRAL PARK (2014-2043) TIF

TIF Ordinance 0141-2013 & 0027-2019

First Year 2014 Last Year 2043

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2024

Percent of TIF 100

Project Number 90-297

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Intersection Improvement Capital Project

Photo (If Provided by Municipality)

Fund Balance \$1,027,073

Funds Received this Year \$513,669

Expenditures \$32,566

Balance Owed \$0

Funds Received Total \$3,065,891.86

Expenditure Details

Taylor Station & Claycraft intersection improvements.

TIF Report

Municipality GAHANNA CITY	Tax Year 2024
TIF Name GAHANNA - CENTRAL PARK (2015-2044) TIF	Percent of TIF 100
TIF Ordinance 0141-2013 * 0027-2019	Project Number 90-298
First Year 2015 Last Year 2044	Number of years total 30
Levy Sharing N	Revenue Sharing N
School or Non-School TIF Y	School District GAHANNA JEFFERSON CSD
JVSD EASTLAND JVSD	

Project History

Intersection Improvement Capital Project

Photo (If Provided by Municipality)

Fund Balance \$1,027,073
Funds Received this Year \$513,669
Expenditures \$32,566

Balance Owed \$0
Funds Received Total \$3,065,891.86

Expenditure Details

Taylor Station & Claycraft intersection improvements.

TIF Report

Municipality GAHANNA CITY

TIF Name GAHANNA - CENTRAL PARK (2018-2047) TIF

TIF Ordinance 0141-2013 & 0027-2019

First Year 2018 **Last Year** 2047

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2024

Percent of TIF 100

Project Number 90-300

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Intersection Improvement Capital Project

Photo (If Provided by Municipality)

Fund Balance \$1,027,073

Funds Received this Year \$513,669

Expenditures \$32,566

Balance Owed \$0

Funds Received Total \$3,065,891.86

Expenditure Details

Taylor Station & Claycraft intersection improvements

TIF Report

Municipality

GAHANNA CITY

TIF Name

GAHANNA - EASTGATE INDUSTRIAL TIF

TIF Ordinance

1999-0164

First Year

2001

Last Year

2030

Levy Sharing

N

School or Non-School TIF

Y

JVSD

EASTLAND JVSD

Tax Year

2024

Percent of TIF

100

Project Number

90-248

Number of years total

30

Revenue Sharing

N

School District

GAHANNA JEFFERSON CSD

Project History

Taylor Station and Claycraft Road Improvements

Photo (If Provided by Municipality)

Fund Balance

\$1,575,739

Funds Received this Year

\$646,596

Expenditures

\$1,075,933

Balance Owed

\$49,573

Funds Received Total

\$9,777,879.79

Expenditure Details

Taylor Claycraft intersection improvements

TIF Report

Municipality GAHANNA CITY

TIF Name GAHANNA NORTH TRIANGLE TIF (2017-2046)

TIF Ordinance 0069-2014

First Year 2017 **Last Year** 2046

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2024

Percent of TIF 100

Project Number 90-270

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Trail Improvement Capital Project

Photo (If Provided by Municipality)

Fund Balance \$1,441,939

Funds Received this Year \$619,380

Expenditures \$7,825

Balance Owed \$0

Funds Received Total \$2,129,545.5

Expenditure Details

County Fees

TIF Report

Municipality GAHANNA CITY
TIF Name GAHANNA NORTH TRIANGLE (2015-2044)
TIF Ordinance 0069-2014
First Year 2015 **Last Year** 2044
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2024
Percent of TIF 100
Project Number 90-273
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD

Project History

Trail Improvement Capital Project

Photo (If Provided by Municipality)

Fund Balance \$2,441,939
Funds Received this Year \$619,380
Expenditures \$7,825

Balance Owed \$0
Funds Received Total \$2,129,545.5

Expenditure Details

county fees

TIF Report

Municipality GAHANNA CITY

TIF Name GAHANNA NORTH TRIANGLE (2016-2045)

TIF Ordinance 0069-2014

First Year 2016 Last Year 2045

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2024

Percent of TIF 100

Project Number 90-274

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Trail Improvement Capital Project

Photo (If Provided by Municipality)

Fund Balance \$2,441,939

Funds Received this Year \$619,380

Expenditures \$7,825

Balance Owed \$0

Funds Received Total \$2,129,545.5

Expenditure Details

County fees

TIF Report

Municipality GAHANNA CITY

TIF Name OLDE & WEST GAHANNA TIF (025)

TIF Ordinance 0214-2005

First Year 2006 Last Year 2035

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2024

Percent of TIF 100

Project Number 90-113

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

This is used to maintain public infrastructure in and around the TIF area.

Photo (If Provided by Municipality)

Fund Balance \$1,443,432

Funds Received this Year \$470,450

Expenditures \$162,005

Balance Owed \$0

Funds Received Total \$3,235,558

Expenditure Details

Township Revenue Sharing agreement

TIF Report

Municipality GAHANNA CITY
TIF Name CREEKSIDE (025)
TIF Ordinance 0231-2006
First Year 2007 Last Year 2036
Levy Sharing Y
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2024
Percent of TIF 100
Project Number 90-109
Number of years total 30
Revenue Sharing Y
School District GAHANNA JEFFERSON CSD

Project History

This is a bond repayment structure for improvements made in the Creekside Area

Photo (If Provided by Municipality)

Fund Balance \$66,353
Funds Received this Year \$311,772
Expenditures \$242,572

Balance Owed \$0
Funds Received Total \$4,011,058.26

Expenditure Details

Repay debt issues to develop Creekside

TIF Report

Municipality GAHANNA CITY
TIF Name HAMILTON ROAD CORRIDOR
TIF Ordinance 0027-2013
First Year 2014 Last Year 2043
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2024
Percent of TIF 100
Project Number 90-215
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD

Project History

Developer Payment

Photo (If Provided by Municipality)

Fund Balance \$842,101
Funds Received this Year \$489,913
Expenditures \$838,923

Balance Owed \$181,780
Funds Received Total \$1,672,201.1

Expenditure Details

Hamilton Road bridge over 270. ODOT is main. City is paying for additional features.

TIF Report

Municipality

GAHANNA CITY

TIF Name

GAHANNA - HAMILTON ROAD CORRIDOR (2016-2045)

TIF Ordinance

0027-2013

First Year

2016

Last Year

2045

Levy Sharing

N

School or Non-School TIF

Y

JVSD

EASTLAND JVSD

Tax Year

2024

Percent of TIF

100

Project Number

90-275

Number of years total

30

Revenue Sharing

N

School District

GAHANNA JEFFERSON CSD

Project History

Developer Payment

Photo (If Provided by Municipality)

Fund Balance

\$842,101

Funds Received this Year

\$489,913

Expenditures

\$838,923

Balance Owed

\$181,780

Funds Received Total

\$1,672,201.1

Expenditure Details

Hamilton Road bridge over 270. ODOT is main. City is paying

TIF Report

Municipality

GAHANNA CITY

TIF Name

GAHANNA - HAMILTON ROAD CORRIDOR (2015-2044)

TIF Ordinance

0027-2013

First Year

2015

Last Year

2044

Levy Sharing

N

School or Non-School TIF

Y

JVSD

EASTLAND JVSD

Tax Year

2024

Percent of TIF

100

Project Number

90-276

Number of years total

30

Revenue Sharing

N

School District

GAHANNA JEFFERSON CSD

Project History

Developer Payment

Photo (If Provided by Municipality)

Fund Balance

\$842,101

Funds Received this Year

\$489,913

Expenditures

\$838,923

Balance Owed

\$181,780

Funds Received Total

\$1,672,201.1

Expenditure Details

Hamilton Road bridge over 270. ODOT is main. City is paying

TIF Report

Municipality GAHANNA CITY

TIF Name GAHANNA - HAMILTON RD CORRIDOR (2017-2046)

TIF Ordinance 0027-2013

First Year 2017 **Last Year** 2046

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2024

Percent of TIF 100

Project Number 90-283

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Developer Payment

Photo (If Provided by Municipality)

Fund Balance \$842,101

Funds Received this Year \$489,913

Expenditures \$181,780

Balance Owed \$181,780

Funds Received Total \$1,672,201.1

Expenditure Details

Hamilton Rd bridge over 270. ODOT is main City paying for additional features.

TIF Report

Municipality GAHANNA CITY
TIF Name GAHANNA MANOR HOMES
TIF Ordinance 0267-2005
First Year 2006 **Last Year** 2035
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2024
Percent of TIF 100
Project Number 90-147
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD

Project History

This was for Park Improvements to Hannah Headly Park

Photo (If Provided by Municipality)

Fund Balance \$1,129,268
Funds Received this Year \$331,168
Expenditures \$153,892

Balance Owed \$0
Funds Received Total \$3,151,413.92

Expenditure Details

Debt service issued for Manor Homes development.

TIF Report

Municipality

GAHANNA CITY

TIF Name

GAHANNA BUCKLES TRACT TIF

TIF Ordinance

149-2011

First Year

2013

Last Year

2042

Levy Sharing

N

School or Non-School TIF

N

JVSD

EASTLAND JVSD

Tax Year

2024

Percent of TIF

100

Project Number

90-182

Number of years total

30

Revenue Sharing

N

School District

GAHANNA JEFFERSON CSD

Project History

School revenue sharing

Photo (If Provided by Municipality)

Fund Balance

\$333,253

Funds Received this Year

\$95,143

Expenditures

\$55,139

Balance Owed

\$0

Funds Received Total

\$1,583,604.38

Expenditure Details

School revenue sharing