



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	
Cherrelle 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

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Spectrum Reporting LLC
400 South Fifth Street, Ste. 201
Realtime Videoconferencing - Trial Presentation - Video
Columbus, Ohio 43215 614-444-1000
614-444-1000 or 800-635-9071
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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
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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 TIRCs 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: ^{Realtime - Videoconferencing} _{Spectrum Reporting} 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 ^{Realtime - Videoconferencing} _{Trial Presentation - Video} LLC 614-444-1000 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.

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

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 --

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 Realtime - Videoconferencing Aye Spectrum Reporting

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.

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. Realtime - Videoconferencing Aye Spectrum Reporting LLC | 614-444-1000 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

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.

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.

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 leach 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

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 Trial Presentation - Video
 18 LLC | 614-444-1000
 19 so think packing tape, boxes, labels, all that
 20 kind of stuff. Super fun.
 21 We actually have our first business
 22 retention and expansion meeting with them this
 23 week, so they are very aware of the requirements
 24 that are asked of them in their agreement, so
 we're very happy about that. But hopefully we
 will get to go and tour that facility because it's

1 brand new. So we're really excited about that.
 2 They are still within their ramping-up
 3 period, so we are going to discuss how they're
 4 going to meet their goals and make sure that they
 5 are going to make it to when they have to start
 6 retaining and keeping those people.

7 So we are very pleased with them at the
 8 moment, so hopefully we will continue with that.

9 MR. STINZIANO: Thank you for the
 10 report and update.

11 Are there any questions or comments
 12 here for the review?

13 Hearing no further review, I'd like to
 14 seek a motion to accept the CRA report, find it in
 15 compliance, and recommend continuation.

16 MR. HETZEL: So moved.

17 MS. TURNER: Seconded.

18 MR. STINZIANO: It's been moved and
 19 seconded. All those in favor, please signify by
 20 voting "aye."

21 MS. BURY: Aye.

22 MR. HETZEL: Aye.

23 MR. STINZIANO: Same sign for any
 24 opposition.

1 to go look, I would encourage you to.

2 MR. STINZIANO: Thank you for those
 3 information-only future updates. We will now move
 4 to the next CRA.

5 MS. ZARICK: Yes. We are going to move
 6 to CRA No. 3. So we are going to start with
 7 Franklin Peak, which if you haven't been, I would
 8 encourage you to go and have a view of the
 9 skyline. And then there is the brewery and then
 10 also the office and event space that is the
 11 building right next to it.

12 So they are doing very well. I would
 13 say they actually are planning to hire in excess
 14 of their agreement, which is great. We spoke with
 15 them earlier this year and they are also going to
 16 have a new event space on the third floor. So if
 17 you're thinking about it, we'd be happy to connect
 18 on that one. But they are absolutely killing it
 19 and we are happy to have them.

20 MR. STINZIANO: We always love an
 21 economic "killing it" term. Thank you for the
 22 report and update.

23 Are there any questions or comments?

24 MS. BOOS: I just -- a note that the

1 And any abstentions.

2 The CRA report is accepted and
 3 continuation is recommended.

4 MS. ZARICK: So I know -- if you're
 5 looking at your agenda, I would just like to go
 6 back to that really quick before we move away from
 7 CRA No. 1. We just wanted to highlight a couple
 8 of CRAs that will hopefully be coming online next
 9 year, and that will be Romanoff Group. And that
 10 is a 15-year, 100 percent CRA. They do HVAC
 11 systems. So they did a remodel of their building
 12 and it's coming along really well. They just got
 13 their Romanoff blue up there if you ever want to
 14 go out and look at it. It's starting to look
 15 pretty good.

16 And then we have Rosen, which we
 17 actually just met the other day, and they are
 18 right on track to hopefully start reporting
 19 hopefully in the next year, because they are going
 20 to open their new expansion this year. That is
 21 for 15-years, 100 percent. And if you ever want
 22 to know what a European-style mixed-use building
 23 would look like, that is exactly what it's going
 24 to be. So if you ever think about it and you want

1 payroll is to the dollar what was pledged. Is
 2 that a coincidence or --

3 MS. ZARICK: It is not a coincidence.
 4 I think that they were aware of their agreement
 5 and they were like, this is kind of -- this is
 6 what we would like to share. So that is what we
 7 got from them this year.

8 MS. BOOS: And that's reliable? That's
 9 an actual figure?

10 MS. ZARICK: Yes, yes. We talked with
 11 them about that. And we were like, you don't have
 12 to necessarily give us to the penny, but give us
 13 as close as you can.

14 MR. STINZIANO: Any additional
 15 questions or comments?

16 Hearing no further review, I'd like to
 17 seek a motion to accept the CRA report, find it in
 18 compliance, and recommend continuation.

19 MR. HETZEL: So moved.

20 MS. TURNER: Seconded.

21 MR. STINZIANO: It's been moved and
 22 seconded. All those in favor, please signify by
 23 voting "aye."

24 MS. BURY: Aye.

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.

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

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. Realtime - Videoconferencing - Trial Presentation - Video
 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

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

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.

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.

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 recommended.

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.

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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

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 Trial Presentation - Video
 18 confusion on reporting. They
 19 weren't sure if they needed to report everyone who
 20 comes into the office, and we said yes.

21 So they did a lot better this year with
 22 their reporting, as you can see. They had 165 of
 23 their retained jobs, over 3.4 in retained payroll.
 24 They added 55 new jobs, which is exceeding what
 their agreement says, and also exceeding payroll

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

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.

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, ^{Realtime - Videoconferencing} _{Spectrum Reporting}
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?

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
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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?

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

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

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

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

1 opposition.

2 And any abstentions.

3 The CRA report is accepted and
4 continuation is recommended.

5 MS. ZARICK: All right. We're ready to
6 move to CRA No. 5. So this is our west side of
7 the city, and most of these are either mixed-use,
8 but almost primarily apartment buildings, new
9 residential, multi-family.

10 So those are my only comments on that,
11 except one of these parcels we were made aware
12 that they are delinquent on their taxes. We have
13 reached out to them and hopefully we'll hear back
14 on why they are not paying their taxes and
15 hopefully encourage them to do so, and also warn
16 them that if they do not, they are at risk of
17 losing their tax abatement. So we just wanted to
18 make them aware because --

19 MS. MOEHRING: Which one?

20 MS. ZARICK: That is the third one
21 down, Skin & Sugar RE, LLC.

22 MS. MOEHRING: So is that in progress?
23 Because I thought they halted the project.

24 MS. ZARICK: They are in progress. I

1 voting "aye."

2 MS. BURY: Aye.

3 MR. STINZIANO: Same sign for any
4 opposition.

5 And any abstentions.

6 MS. BOOS: This is Carlie. I'm
7 abstaining.

8 MR. STINZIANO: Abstention noted.

9 The CRA report is accepted and
10 continuation is recommended.

11 We will now transition to our TIF
12 review. We will review and vote on the Gahanna
13 TIF district status report for tax year 2023.

14 There are ten TIFs, but we will only be taking one
15 vote.

16 The floor is yours.

17 MS. ZARICK: All right. I would ask
18 you all that if you have any TIF-related
19 questions, we have our lovely Director Bury here
20 with us today. She, in her infinite wisdom, has
21 much more knowledge on the TIF than I do. So if
22 you have any questions, I would respectfully ask
23 you to please ask Ms. Bury.

24 MS. MOEHRING: So where do we find what

1 got an update, I think last week, that they are
2 still in progress. But we just wanted to talk
3 about obviously if they were delinquent on their
4 taxes, like, what that means and are they doing
5 okay and if we should continue their tax abatement
6 next year, which would definitely be a
7 recommendation of looking into it next year to
8 make sure that they are on top of it.

9 MS. MOEHRING: So the tax status is
10 current? I'm confused.

11 MS. BOOS: When this spreadsheet was
12 done, it was in 2023. So we wanted to make sure
13 that they're going to perform for 2024.

14 MR. STINZIANO: Thank you for the
15 report.

16 Are there any additional questions or
17 comments? Realtime - Videoconferencing
Spectrum Reporting

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. BURY: So moved.

22 MR. LABORIE: Second.

23 MR. STINZIANO: It's been moved and
24 seconded. All those in favor, please signify by

1 a beginning balance is in -- oh, here's the fund
2 balances. And this is at the beginning or the end
3 of the year?

4 MS. BURY: So the fund balances as of
5 the beginning of the year shows what's been
6 received to date and what we spent to date. And
7 that's how they're all --

8 I believe that's the beginning balance,
9 correct, Will, on those?

10 MR. SCARBOROUGH: Yeah. That should
11 be...

12 MS. ZARICK: Would the funds received
13 total be the funds to date?

14 MS. BURY: It's over the life of the
15 TIF. Yeah. On the left-hand side is just 2023's
16 activity, and then on the right side is what's
17 been received over the life of the TIF.

18 MR. SCARBOROUGH: So, yeah, the
19 beginning of the year in question, the balance is
20 the final amount.

21 MS. BURY: Okay. That's what I
22 thought.

23 MS. MOEHRING: So there's just not an
24 ending balance.

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

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 -----
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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? Realtime - Videoconferencing
Spectrum Reporting

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

1 State of Ohio : C E R T I F I C A T E
2 County of Franklin: SS
3
4 I, Katherine Konneker, a Notary Public in and
5 for the State of Ohio, do hereby certify that I
6 transcribed or supervised the transcription of the
7 audio recording of the aforementioned proceedings;
8 that the foregoing is a true record of the
9 proceedings.

10 I do further certify I am not a relative,
11 employee or attorney of any of the parties hereto,
12 and further I am not a relative or employee of any
13 attorney or counsel employed by the parties
14 hereto, or financially interested in the action.
15 IN WITNESS WHEREOF, I have hereunto set my
16 hand and affixed my seal of office at Columbus,
17 Ohio, on September 10, 2024.

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Katherine J. Konneker

Katherine Konneker, Notary Public - State of Ohio
My commission expires February 28, 2027.

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Abatement Report

Name of TIRC Gahanna
Company Name CP Road LLC CRA 1

CRA Type CRA

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

Tax Year 2024
Total Appraised Value \$3,630,000

Total Value Abated \$1,092,100

Annual Tax Paid \$73,677.92
Foregone Tax \$31,705.06
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-013186
Vacancies

Project Details/History

12000 SF of mix office/warehouse/retail

Photo (If Provided by Municipality)



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

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

Tax Year 2024

Total Appraised Value \$3,714,100

Total Value Abated \$3,120,100

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

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

Project Details/History

Remodel of 19000 SF of Warehousing space

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

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

Other Agreement Benchmarks

Abatement Report

Name of TIRC Gahanna
Company Name Realrona INC

CRA Type CRA

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

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

Total Value Abated \$17,900

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

Project Details/History

Construction of 25,000 SF warehouse

Photo (If Provided by Municipality)



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

CRA Type CRA

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

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

Total Value Abated \$10,558,900

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

Project Details/History

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

Photo (If Provided by Municipality)



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

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

Other Agreement Benchmarks

Abatement Report

Name of TIRC Gahanna
Company Name Chippewa Building LLC 3

CRA Type CRA

First Year 2017 **Last Year** 2026
Abatement Purpose New Construction
Terms & Percentage 10 / 50%
Building Description/Use Warehouse/Distribution
Tenants McQueen Equipment (Bell Equipment)

Project Details/History

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

Tax Year 2024
Total Appraised Value \$1,641,700

Total Value Abated \$631,300

Annual Tax Paid \$29,333.64
Foregone Tax \$18,327.63
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-013633
Vacancies

Photo (If Provided by Municipality)



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

CRA Type CRA

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

Project Details/History

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

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

Total Value Abated \$1,028,200

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

Photo (If Provided by Municipality)



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

CRA Type CRA

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

Tax Year 2024
Total Appraised Value \$1,108,100

Total Value Abated \$608,000

Annual Tax Paid \$14,168.4
Foregone Tax \$17,224.85
Municipalities Opinion on Compliance? Yes
Parcel Numbers 027-000143
Vacancies

Project Details/History

6300 SF Office Space

Photo (If Provided by Municipality)



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

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

Project Details/History

67560 SF of Office and warehouse space.

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

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

Other Agreement Benchmarks

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

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

Project Details/History

193,000 Sq Ft flex office space

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

CRA Type GAHANNA # 3 CRA

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

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

Total Value Abated \$9,783,200

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

Project Details/History

178,000 SF Wearhouse/ Office

Photo (If Provided by Municipality)



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

TAX YEAR 2024 STATUS REPORT FOR:

Gahanna CRA #4

TAX YEAR 2024 STATUS REPORT FOR:

City of Gahanna CRA #5

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
TIF Name GAHANNA - CENTRAL PARK (2015-2044) TIF
TIF Ordinance 0141-2013 * 0027-2019
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 90-298
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 - 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