

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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## 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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2                               P R O C E E D I N G S  
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:   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                   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 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.

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 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.

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           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

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 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 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: 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

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: Second.

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                   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 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 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 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

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 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 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

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. 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

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 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?

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           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?

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 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 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 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 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?

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 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 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 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?

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       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 State of Ohio : C E R T I F I C A T E  
2 County of Franklin: SS

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 *Katherine J. Konneker*

20 \_\_\_\_\_  
21 Katherine Konneker, Notary Public - State of Ohio  
22 My commission expires February 28, 2027.  
23  
24

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