

TAX YEAR 2014 STATUS REPORT FOR:

EXHIBIT A ORD-0134-2015-

GAHANNA C.R.A. # 1

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	PROP CLASS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-012057	WESNEY BUILDING ONE LLC	100% 2004-2010 50% 2011-2018 per TIRC (15 yrs total)	I	520,000.0	188,400.0	\$ 5,913.26	CURRENT	15 FT (MODIFIED 2011)	20 FT - 2 PT	2004-2018	GOOD	3/13/2015
025-012063	MHI OHIO COMMERCE CENTER	100% 2002-2010 50% 2011-2016 per TIRC (15 yrs total)	I	2,072,000.0	783,500.0	\$ 24,591.96	CURRENT	50 FT (MODIFIED 2011)	40 FT - 1 PT	2002-2016	GOOD	3/13/2015
025-012070	TABALEEN LTD	100% / 10 YR	I	1,030,800.0	790,000.0	\$ 24,795.52	CURRENT	20 FT	45 FT	2009-2018	GOOD	3/13/2015
025-012071	JCS PROPERTY MANAGEMENT LLC	100% 2009-2011 50% 2012-2018	I	1,298,700.0	592,900.0	\$ 18,609.64	CURRENT	46 FT (MODIFIED 20112)	51 FT - 1 PT	2009-2018	GOOD	3/13/2015
025-012072	G & A BLAIS ENTERPRISES INC	100% / 10 YR	I	815,600.0	620,000.0	\$ 19,459.78	CURRENT	30 FT	40 FT	2006-2015	GOOD	3/13/2015
025-012074	BERNIE COHEN VENTURE LTD	100% / 10 YR	I	1,432,400.0	1,200,000.0	\$ 37,664.08	CURRENT	38 FT	41 FT - 2 PT	2005-2014 LAST YEAR	GOOD	3/13/2015
025-012176	SASS PROPERTIES LTD	100% / 10 YR	I	1,033,900.0	800,000.0	\$ 25,109.39	DELQ \$10,364.57	23 FT	29 FT - 4	2009-2018	GOOD	3/13/2015
025-013688	KENNEY FAMILY PARTNERSHIP II LLC	15 YR / 100%	C	10,800.0	9,900.0	\$ 311.18	CURRENT	355 FT & 29 PT (in entire complex)	228 FT - 94 PT	2001-2015 2002-2013 abt. On prnt pcl 025-012181 2001 abt on grndprnt pcl 025-011768	FAIR	3/13/2015
025-013689	KENNEY FAMILY PARTNERSHIP II LLC	15 YR / 100%	C	250,800.0	217,100.0	\$ 6,814.51	CURRENT			2001-2015 2002-2013 abt. On prnt pcl 025-012181 2001 abt on grndprnt pcl 025-011768	FAIR	3/13/2015
025-012182	R J REALTY ASSOCIATES LP	100% / 15 YR	C	210,800.0	187,500.0	\$ 5,885.46	CURRENT			2001-2015	FAIR	3/13/2015
025-012183	DROWN MICHAEL G	100% / 15 YR	C	143,400.0	135,500.0	\$ 4,253.35	CURRENT			2001-2015	FAIR	3/13/2015
025-012184	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	143,400.0	135,500.0	\$ 4,253.35	CURRENT			2001-2015	FAIR	3/13/2015
025-012185	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	C	330,600.0	299,700.0	\$ 9,407.05	CURRENT			2001-2015	FAIR	3/13/2015
025-012186	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	222,600.0	203,500.0	\$ 6,387.65	CURRENT			2001-2015	FAIR	3/13/2015

This area is now considered post 1994 due to the number of amendments to the original legislation after July 1994. **POST 1994**

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025-012187	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	C	226,300.0	206,600.0	\$ 6,484.50	CURRENT			2001-2015	FAIR	3/13/2015
025-012188	HEALTHPRO INC	100% / 15 YR	C	226,300.0	206,600.0	\$ 6,484.50	CURRENT			2001-2015	FAIR	3/13/2015
025-012189	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	226,300.0	206,600.0	\$ 6,484.50	CURRENT			2001-2015	FAIR	3/13/2015
025-012190	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	137,000.0	129,500.0	\$ 4,065.03	CURRENT			2001-2015	FAIR	3/13/2015
025-012191	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	248,000.0	232,900.0	\$ 7,310.42	CURRENT			2001-2015	FAIR	3/13/2015
025-012192	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	145,100.0	137,100.0	\$ 4,303.57	CURRENT			2001-2015	FAIR	3/13/2015
025-012193	SHEAU LANG PROPERTIES LLC	100% / 15 YR	C	282,900.0	250,500.0	\$ 7,862.83	DELQ \$2,362.07			2001-2015	FAIR	3/13/2015
025-012194	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	254,400.0	225,100.0	\$ 7,065.60	CURRENT			2001-2015	FAIR	3/13/2015
025-012195	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	257,500.0	225,100.0	\$ 7,065.60	CURRENT			2001-2015	FAIR	3/13/2015
025-012196	SIZEMORE, GLENN	100% / 15 YR	C	282,900.0	250,500.0	\$ 7,862.83	CURRENT			2001-2015	FAIR	3/13/2015
025-012197	MANOS, GUY D. & CASSANDRA M.	100% / 15 YR	C	145,100.0	137,100.0	\$ 4,303.57	CURRENT			2001-2015	FAIR	3/13/2015
025-012198	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	248,000.0	232,900.0	\$ 7,310.42	CURRENT			2001-2015	FAIR	3/13/2015
025-012199	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	137,000.0	129,500.0	\$ 4,065.03	CURRENT			2001-2015	FAIR	3/13/2015
025-012200	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	175,500.0	159,800.0	\$ 5,015.60	CURRENT			2001-2015	FAIR	3/13/2015
025-012201	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	175,500.0	159,800.0	\$ 5,015.60	CURRENT			2001-2015	FAIR	3/13/2015
025-012202	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	175,500.0	159,800.0	\$ 5,015.60	CURRENT			2001-2015	FAIR	3/13/2015
025-012203	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	173,300.0	157,800.0	\$ 4,952.83	CURRENT			2001-2015	FAIR	3/13/2015
025-012204	HART, STANLEY A. TR.	100% / 15 YR	C	170,200.0	154,300.0	\$ 4,843.42	CURRENT			2001-2015	FAIR	3/13/2015

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025-012205	MOTTS CAPITAL ENTERPRISE LLC	100% / 15 YR	C	174,200.0	158,600.0	\$ 4,977.94	CURRENT			2001-2015	FAIR	3/13/2015
025-012206	FILONENKO DIMINTRY	100% / 15 YR	C	174,200.0	158,600.0	\$ 4,977.94	CURRENT			2001-2015	FAIR	3/13/2015
025-012207	FILONENKO DIMINTRY	100% / 15 YR	C	174,200.0	158,600.0	\$ 4,977.94	CURRENT			2001-2015	FAIR	3/13/2015
025-012208	BAUMANN, FREDERICK C. & MYRNA G. CO-TRS.	100% / 15 YR	C	174,200.0	158,600.0	\$ 4,977.94	CURRENT			2001-2015	FAIR	3/13/2015
025-012209	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	174,200.0	158,600.0	\$ 4,977.94	CURRENT			2001-2015	FAIR	3/13/2015
025-012210	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	174,200.0	158,600.0	\$ 4,977.94	CURRENT			2001-2015	FAIR	3/13/2015
025-012211	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	170,200.0	154,300.0	\$ 4,843.42	CURRENT			2001-2015	FAIR	3/13/2015
025-012212	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	207,600.0	186,800.0	\$ 5,863.04	CURRENT			2001-2015	FAIR	3/13/2015
025-012213	DAVIS, JANET S & BOBBIE D CO-TRS	100% / 15 YR	C	207,600.0	186,800.0	\$ 5,863.04	CURRENT			2001-2015	FAIR	3/13/2015
025-012214	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	C	207,600.0	186,800.0	\$ 5,863.04	CURRENT			2001-2015	FAIR	3/13/2015
025-012215	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	C	207,600.0	186,800.0	\$ 5,863.04	CURRENT			2001-2015	FAIR	3/13/2015
025-012216	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	230,400.0	207,200.0	\$ 6,503.33	CURRENT			2001-2015	FAIR	3/13/2015
025-012217	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	166,900.0	153,100.0	\$ 4,805.76	CURRENT			2001-2015	FAIR	3/13/2015
025-012218	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	361,200.0	328,400.0	\$ 10,307.40	CURRENT			2001-2015	FAIR	3/13/2015
025-012219	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	126,700.0	119,800.0	\$ 3,760.13	CURRENT			2001-2015	FAIR	3/13/2015
025-012220	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	182,900.0	166,600.0	\$ 5,229.03	CURRENT			2001-2015	FAIR	3/13/2015
025-012221	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	196,000.0	177,900.0	\$ 5,584.15	CURRENT			2001-2015	FAIR	3/13/2015
025-012222	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	C	196,000.0	177,900.0	\$ 5,584.15	CURRENT			2001-2015	FAIR	3/13/2015

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GAHANNA C.R.A. # 1

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025-012223	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	209,300.0	187,000.0	\$ 5,869.32	CURRENT			2001-2015	FAIR	3/13/2015
025-012224	ROUTTE FAMILY INVESTMENTS LLC	100% / 15 YR	C	217,700.0	195,400.0	\$ 6,132.97	CURRENT			2001-2015	FAIR	3/13/2015
025-012225	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	217,700.0	195,400.0	\$ 6,132.97	CURRENT			2001-2015	FAIR	3/13/2015
025-012226	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	C	217,700.0	195,400.0	\$ 6,132.97	CURRENT			2001-2015	FAIR	3/13/2015
025-012949	AIRFAST HOME IMPROVEMENT LLC	100% / 10 YR	I	698,900.0	579,400.0	\$ 18,185.47	CURRENT	6.5 FT	6FT - 1 PT	2006-2015	GOOD	3/13/2015
025-013006	SUBURBAN STEEL SUPPLY CO LLC	100% / 10 YR	I	2,779,900.0	1,907,300.0	\$ 59,864.37	CURRENT	27 FT 3 PT	60 FT - 2 PT	2005-2014 LAST YEAR	GOOD	3/13/2015
025-013141	G & A BLAIS ENTERPRISES INC	100% / 10 YR	I	1,325,900.0	1,000,000.0	\$ 31,386.74	CURRENT	4 FT	see 025-012072	2006-2015	GOOD	3/13/2015
025-013186	CP Road LLC	100% 2009-2011 50% 2012-2018	C	1,195,000	427,400	\$ 13,414.69	CURRENT	40 FT	34 FT - 2 PT	2009-2018	GOOD	3/13/2015
025-013386	WAREHOUSE SPECIALISTS LLC	100% / 10 YR	I	1,312,700	900,000	\$ 28,248.06	CURRENT	8 FT 17 PT	22 FT - 30 PT	2008-2017	GOOD	3/13/2015
025-013452	G & N ENTERPRISE LTD	75% / 7 YR	I	583,400	293,400	\$ 9,208.87	CURRENT	19 FT	23 FT - 2 PT	2008-2014 LAST YEAR	GOOD	3/13/2015
025-013598	NEXT LEVEL FITNESS & TRAINING LLC	75% / 7 YR	C	948,200	562,600	\$ 17,658.18	CURRENT	10 FT	1 FT - 20 PT	2009-2015	GOOD	3/13/2015
025-013623	SB43 PROPERTIES LLC	75% / 7 YR	C	1,055,400	624,700	\$ 19,607.74	CURRENT	30 FT	28 FT	2010-2016	GOOD	3/13/2015
027-000007	SPND LTD	100% / 15 YR	I	1,052,300	625,000	\$ 19,616.71	CURRENT	6 FT	10 FT - 2 PT	2006-2020	GOOD	3/13/2015
Totals				\$ 28,522,600	\$ 20,402,000	\$ 640,363.86	2		686 FT - 183 PT	3		

TAX YEAR 2014 STATUS REPORT FOR:

GAHANNA C.R.A. # 2

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	ESTIMATED TAX SAVINGS	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-003938	GROTE FAMILY LP	100% / 10 YRS	3,200,000	473,500	\$ 14,862.07	CURRENT	25 FT	135 FT - 2 PT	2007-2016	Good	3/13/2015
Totals			3,200,000	473,500	\$ 14,862.07			135 FT - 2 PT			

Legislation for this area was passed by Gahanna City Council May 21, 1991
 PRE - 1994 Legislation
 School Board approval not necessary.

TAX YEAR 2014 STATUS REPORT FOR:

GAHANNA C.R.A. # 4

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-011537	TAYLOR ROAD LLC	100% / 15 YRS	3,300,900	2,800,000	87,882.86	CURRENT	113 FT 2 PT	160 FT - 12 PT	2000-2014 Last Year	GOOD	3/13/2015
025-013399	PRESTON DEVELOPMENT OF COLUMBUS LLC	100% / 15 YRS	1,797,400	1,425,000	44,726.10	CURRENT	5 FT 3 PT	29 FT - 6 PT	2008-2022	GOOD	3/13/2015
Totals:			\$ 5,098,300	\$ 4,225,000	\$ 132,608.96			189 FT - 18 PT			

TAX YEAR 2014 STATUS REPORT FOR:

GAHANNA #5

GAHANNA C.R.A. # 5

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	ESTIMATED TAX SAVINGS	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-000048	KCR PROPERTIES LLC	100% / 10 YRS	495,600	337,500	\$ 10,593.47	CURRENT	10 FT	10 FT - 3 PT	2005-2014 LAST YEAR	GOOD	3/16/2015
025-000097	MILL STREET INVESTMENT CO LLC	12 YRS / 100% of remodeling	808,300	343,500	\$ 10,781.79	CURRENT	40 FT	40 FT - 20 PT	2012-2023	GOOD	3/16/2015
025-000129	STONEHENGE OFFICES LTD	100% / 10 YRS	708,400	599,700	\$ 18,823.07	CURRENT	5 - 10 FT	13 FT - 1 PT	2005-2014 LAST YEAR	FAIR	3/16/2015
025-004250	LEATHERBUCK LLC	12 YRS / 100% of remodeling	1,750,000	112,100	\$ 3,518.90	CURRENT	17 FT	14 FT - 11 PT	2011-2022	FAIR	3/16/2015
025-007434	LINCOLN CIRCLE PARTNERS LLC	100% 15 YRS	497,600	405,200	\$ 12,717.91	CURRENT	8 FT	13 FT - 3 PT	2011-2025	GOOD	3/16/2015
Totals:			4,259,900	1,798,000	\$ 56,435.14			90 FT - 38 PT			

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	ESTIMATED TAX SAVINGS	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-000160	GORSUCH NORMA J	10 YRS / 100% of remodeling	160,800	59,000	\$ 1,519.90	CURRENT	N/A - residential	N/A - residential	2011-2020	N/A - residential	3/16/2015
025-000319	TREMANTE VINCENT J & AMY L	10 YRS / 100% of remodeling	142,100	9,500	\$ 245.10	CURRENT	N/A - residential	N/A - residential	2012-2021	N/A - residential	3/16/2015
025-013503	CLARK MARK W & BILLIE J	100% 15 YRS	326,700	294,400	\$ 7,584.04	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013508	CREEKSIDE EQUITY PARTNERS LLC	100% 15 YRS	307,100	275,300	\$ 7,092.37	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013514	OLON MARIE A	100% 15 YRS	187,700	169,400	\$ 4,363.91	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013515	BAILEY CYNTHIA A & SANDRA M MILLER	100% 15 YRS	194,800	175,600	\$ 4,523.63	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013529	ROHAN RAHI LLC	100% 15 YRS	334,400	292,300	\$ 7,530.31	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013531	BERNIE COHEN VENTURE LTD	100% 15 YRS	334,400	296,300	\$ 7,633.35	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013544	SCOTT GREGORY A & LAURA L	100% 15 YRS	283,900	245,900	\$ 6,334.99	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013551	McLAUGHLIN JENNIFER	100% 15 YRS	342,200	299,800	\$ 7,723.14	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013558	GOULD DWAIN E	100% 15 YRS	409,600	366,200	\$ 9,433.67	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013659	FANJIANG GARY & GISELLE CHAN	100% 15 YRS	1,053,000	920,900	\$ 23,723.67	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
025-013661	WANG PETER & CONNIE LUK	100% 15 YRS	971,000	831,300	\$ 21,415.48	CURRENT	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/16/2015
Totals:			5,047,700	4,235,900	\$ 109,123.56						
Grand Total			9,307,600	6,033,900	\$ 165,558.70						

**** ALL CREEKSIDE CONDO PARCELS THAT HAVEN'T SOLD BY 12/31/2012 ARE TO BE MADE ALL TAXABLE FOR TX YR 2013 ****

Gahanna TIRC Vacant Property Report

2014 Vacant Properties

CRA	Parcel	Address	Yrs Vacant	As of 7/9/15	Business status
1	025-012063	1020-A Claycraft Road	2	Vacant	
1	025-012074	620-D Taylor Station Road	1	Vacant	My PC Guy consolidated operations into their Hilliard location site.
4	025-011537	735 Taylor Road, Suite 205	1	Vacant	

MEMO

To: Gahanna Tax Incentive Review Council
From: Department of Planning & Development
Date: TBD
RE: Underperforming CRA properties

On December 31, 2014, six tax abatement agreements expired in the City of Gahanna. Of the remaining 71 tax abated properties, 4 were identified as underperforming in 2014. Given the extenuating circumstances surrounding each property, staff proposes to continue the abatements and monitor the status of each property. Staff will provide technical assistance as well as expansion & retention resources to the property owners and businesses to aid in program compliance in addition to any action proposed by the TIRC. The following is a brief explanation as to the status of each of the properties and the staff recommended action.

CRA#1 (post-1994)

960-1020 Claycraft Road (Parcel #025-012063)

Building Status:	Low job numbers
Job Commitment:	50 full-time
Reported Jobs 2013:	37 full-time, 6 part-time
Reported Jobs 2014:	40 full-time, 1 part-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2011, Gahanna City Council approved a tax abatement modification for this property from 100% to 50% for the remaining term set to expire on December 31, 2016. A long time tenant relocated at the end of 2013 and even though the suite remains vacant, the existing businesses experienced a net job gain that allowed them to recover the number of full-time equivalent jobs. Staff will continue to work with the property management group, evaluate new job creation opportunities and offer retention & expansion resources to existing businesses. Staff recommends no TIRC action at this time.

950-1020 Taylor Station Road (Parcel #025-012181 - 025-012226)

Building Status:	Low job numbers
Job Commitment:	355 full-time, 29 part-time
Reported Jobs 2013:	235 full-time, 20 part-time
Reported Jobs 2014:	228 full-time, 94 part-time
Staff Recommendation:	Evaluate job creation pattern. Monitor properties. No TIRC action needed.

This commercial condominium project is comprised of 47 individual parcels within four buildings. All of the parcels are covered under one agreement which is set to expire on December 31st, 2015. There was only 1 vacant suite at the end of 2014 and the existing businesses had a net job gain of 30 full-time equivalent jobs. The last vacant unit was leased in February of 2015. These numbers fall short of the original agreement which was executed by the developer of the project who now owns less than 66% of the units. The units are considered flexible space, combining office space with production, warehousing, and shipping space. Historically, these buildings have attracted small businesses and start-up ventures because of the flexibility of the units and the reasonable rates. Staff will continue to work with the property management group property owners to continue marketing the site. We will also continue to evaluate new job creation opportunities and offer retention & expansion resources to existing businesses. Staff recommends no TIRC action at this time.

663 -669 Cross Pointe Road (Parcel #025-013186)

Building Status:	Low job numbers
Job Commitment:	40 full-time
Reported Jobs 2013:	33 full-time, 1 part-time
Reported Jobs 2014:	34 full-time, 2 part-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2012, Gahanna City Council approved a tax abatement modification for this property from 100% to 50% for the remaining term expiring on December 31, 2018. The property has one vacant unit as well as two strong tenants that experienced a net job gain of 2 full-time equivalent job last year. This property was transferred to a new owner in 2014 and the new property management group shared that several projects have shown interest in vacant the space but no action has taken place. Staff will continue working with the property management group to assist in promotion of the site and vacant space to potential tenants. Staff recommends no TIRC action at this time.

1655-1675 Eastgate Parkway (Parcel #025-013623) *FIN#31-1072552*

Building Status:	Low job numbers
Job Commitment:	30 full-time
Reported Jobs 2013:	28 full-time
Reported Jobs 2013:	28 full-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

The property completed the 36 month job creation window in 2012, as provided by the tax abatement agreement. The business owners, also the property owners, continue to seek partnerships with local companies and explore creative ways to increase and diversify their services/products in order to meet the job creation commitment. In 2013 the property attained 93.3% of their job creation agreement and were able to retain the jobs in spite of some turn over. They currently have some job openings and hope to meet their job commitment goals by end of this year. Staff will continue working with the property owners to evaluate new job creation opportunities and offer retention & expansion resources. Staff recommends no TIRC action at this time.