



Report for Council – March 10, 2014

Planning & Development Department Action Items:

CRA Tax Abatement for Eastgate Partners LLC, 1801-1831 Deffenbaugh Court (Parcel #025-102946)

The Department of Planning & Development is respectfully requesting that City Council authorize the Mayor to enter into a CRA Tax Abatement Agreement with Eastgate Partners, LLC for the property located at 1801-1831 Deffenbaugh Court.

Eastgate Partners LLC, represented by Mark Taggart, plans to construct an 80,000 square foot state of the art facility on 6.4 acres at the southeast corner of Eastgate Parkway and Deffenbaugh Court. Eastgate Partners LLC anticipates a combination of manufacturing, warehouse, office and wholesale retail for this project. It is important to note that they are building this site on speculation in order to accommodate the current demand for this real estate product in the Central Ohio Region. It is estimated that this building can accommodate as many as 4 businesses with a minimum space of 20,000SF.

Eastgate Partners LLC estimates a total investment of \$2,925,000 on the acquisition and construction of this new building. The Department is recommending 75% real estate property tax abatement for a period of six years. To mitigate the risk of speculation, Eastgate Partners LLC will commit to making annual PILOT payments in the amount of \$6,000 to the City during the incentive period. The CRA application and a draft of the proposed CRA agreement are attached for your review.

Planning & Development Department Updates:

Planning Commission Update

On February 26th, Planning Commission approved the following items for the property located at the southeast corner of the intersection of Eastgate Parkway and Deffenbaugh Court:

- Subdivision without Plat to split 6.446 acres of an original 17.874 acre tract
- Final Development Plan
- Certificate of Appropriateness for Site Plan, Landscaping, and Building Design

On February 26th, Planning Commission approved the following item for the Creekside District Apartments located at 152 Mill Street:

- Certificate of Appropriateness for Site Plan and Building Design
-

Upcoming Meetings & Events:

- Gahanna Area Chamber of Commerce: A Board Meeting will be held on Tuesday, March 11, 7:30am, at C-Suites, 1000 Creekside Plaza.
 - Olde Gahanna Community Partnership: A General Meeting will be held on Wednesday, March 12, 8:15am, at the Olde Gahanna Sanctuary, 82 N. High Street.
 - Gahanna Area Chamber of Commerce: The March Membership Breakfast will be held on Thursday, March 13, 7:30am – 9:00am, at the Creekside Conference & Event Center, 101 Mill Street – Suite 300. The speaker will be Ohio Tax Commissioner Joe Testa and the topic will be Tax Cuts for Small Business. The cost is \$15 for members and \$18 for guests. RSVP by Monday, March 10, to Becky Whittington at (614) 471-0451 or becky@gahannaareachamber.com or register online at www.gahannaareachamber.com.
 - Mid-Ohio Regional Planning Commission: A meeting will be held on Thursday, March 13, 1:30pm, at 111 Liberty Street, Suite 100, Columbus 43215.
 - Gahanna Convention and Visitor's Bureau: A Board meeting will be held on Thursday, March 13, 4:00pm, at Gahanna City Hall, 200 S. Hamilton Road.
 - Gahanna Community Improvement Corporation: A Board Meeting will be held on Tuesday, March 18, 7:30am, at Gahanna City Hall, 200 S. Hamilton Road.
 - Gahanna Area Chamber of Commerce: The March Business Growth Workshop will be held on Wednesday, March 19, 11:30am – 1:00pm, at the Best Western Port Columbus, 1450 Airpoint Drive. The topic will be Sharpen Your Communication Skills for Business Success. The cost is \$5 for members and \$6 for guests and a light lunch will be provided. RSVP by Monday, March 17, to Becky Whittington at (614) 471-0451 or becky@gahannaareachamber.com or register online at www.gahannaareachamber.com. Walk-ins are welcome but no credit card payments will be accepted at the workshop.
-