



City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0002-2026

File Number: ORD-0002-2026

AN ORDINANCE ACCEPTING, APPROVING, AND RATIFYING THE SUBMITTED RECOMMENDATIONS OF THE CITY OF GAHANNA TAX INCENTIVE REVIEW COUNCIL FOR TAX YEAR 2024

WHEREAS, pursuant to Section 5709.85 of the Ohio Revised Code, a Tax Incentive Review Council ("TIRC") has been established to review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under the Community Reinvestment Area ("CRA") Program and to make recommendations to City Council as to continuing, modifying, or terminating each CRA agreement in effect based upon the performance of each agreement; and

WHEREAS, the TIRC is chaired by the Franklin County Auditor and includes representatives of the Gahanna-Jefferson School District, Mifflin Township, Jefferson Township, Eastland-Fairfield Career Center, and the City of Gahanna; and

WHEREAS, the City of Gahanna Department of Economic Development prepared and submitted the required CRA compliance reports and Tax Increment Financing ("TIF") informational reports to the Ohio Department of Development and the TIRC, with the CRA reports subject to review and recommendation by the TIRC and the TIF reports provided for informational purposes only; and

WHEREAS, the TIRC reviewed said reports at a duly noticed public meeting held on August 25, 2025, for Tax Year 2024, and recommended that all CRA tax abatement agreements be continued as currently approved; and

WHEREAS, Ohio Revised Code requires City Council to review and adopt the recommendations of the TIRC by ordinance in order for the City to continue to self-administer its tax incentive programs.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

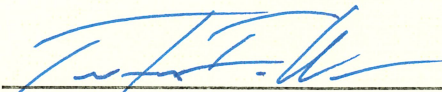
Section 1. That City Council hereby accepts, approves, and ratifies the recommendations of the Tax Incentive Review Council for Tax Year 2024, as set forth in EXHIBIT A (Minutes of the August 25, 2025 TIRC Meeting for Tax Year 2024) and EXHIBIT B (Gahanna Tax Year 2024 TIRC Agenda, Abatement Forms, and Roster), attached hereto and incorporated herein by reference, and agrees to continue the CRA tax exemption agreements as recommended.

Section 2. That the Department of Economic Development is hereby authorized and directed to transmit a certified copy of this Ordinance to the Franklin County Auditor and the Ohio Department of Development.

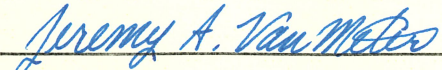
Section 3. That this Ordinance shall be in full force and effect after passage by this Council and thirty (30) days after the date of signature of approval by the Mayor.

At a regular meeting of the City Council on March 2, 2026, a motion was made by Bowers, seconded by Jones, that the Ordinance be Adopted. The vote was as follows:

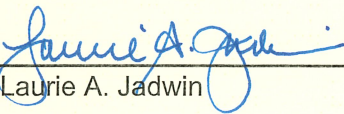
Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, yes.

President 
Trenton I. Weaver

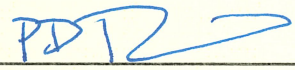
Date 3-2-26

Attest by 
Jeremy A. VanMeter
Clerk of Council

Date 3/2/2026

Approved by the Mayor 
Laurie A. Jadwin

Date 3.2.2026

Approved as to Form 
Priya D. Tamilarasan
City Attorney

Date 3/2/26

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

Monday, August 25, 2025
10:20 a.m.

Judicial Services Building
369 South High Street, 1st Floor
Columbus, Ohio 43215

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

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1 ATTENDEES:
2 Michael Stinziano
3 Emanuel Torres
4 Lois Carson
5 Anthony Jones
6 Nate Shipman
7 Cherrelle Turner
8 Rachel Zarick
9 Cliff Hetzel
10 Jeff Kessler
11 Opal Brant
12 Jeff Gottke
13 Joann Bury
14 Rich Courter
15 Joe Laborie
16 Harrison Zeller, also present
17
18
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24

1 MR. HETZEL: Cliff Hetzel,
2 Gahanna-Jefferson Schools.
3 MR. LABORIE: Joe Laborie, Jefferson
4 Township.
5 MS. TURNER: Eastland-Fairfield Career
6 & Technical Schools, Cherrelle Turner.
7 MR. STINZIANO: Cherrelle has done this
8 enough times. She knows I go down the list.
9 Is there anyone else that would like to
10 announce themselves for purposes of the minutes?
11 MS. BRANT: Opal Brant, City of
12 Gahanna.
13 MS. ZARICK: Rachel Zarick, City of
14 Gahanna.
15 MS. BURY: Joann Bury, City of Gahanna.
16 MR. GOTTKE, Jeff Gottke, City of
17 Gahanna.
18 MR. STINZIANO: Thank you. Any
19 individuals from the Auditor's Office?
20 MR. SHIPMAN: Nate Shipman, Franklin
21 County Auditor's Office.
22 MR. STINZIANO: Thank you all. Are
23 there any additional stakeholders, people from the
24 public, or media that would like to announce

1 -----
2 PROCEEDINGS
3 -----
4 MR. STINZIANO: Greetings. Welcome to
5 the tax year 2024 City of Gahanna Tax Incentive
6 Review Council meeting. Today is August 25, 2025.
7 I'm Michael Stinziano, Franklin County Auditor,
8 which also makes me the statutory Chair of today's
9 TIRC.
10 At this time, I'll ask each TIRC member
11 or designee to please state your name and the
12 agency you're representing.
13 I will begin. Franklin County Auditor,
14 Michael Stinziano.
15 From the Board of Commissioners?
16 MR. JONES: Anthony Jones, Board of
17 Commissioners.
18 MS. CARSON: Lois Carson, Franklin
19 County Board of Commissioners.
20 MR. STINZIANO: City of Gahanna?
21 MR. KESSLER: Jeff Kessler, City of
22 Gahanna.
23 MR. COURTER: Rich Courter, Jefferson
24 Township.

1 themselves for purposes of today's minutes?
2 Hearing none, for voting purposes,
3 there's going to be an opportunity to vote in the
4 affirmative, as well as opportunities to vote in
5 opposition and abstention. If we are not aware of
6 an abstention or vote in opposition, it's going to
7 be presumed it was a vote in support and just was
8 not loud or quick enough.
9 We will now call today's meeting to
10 order. We will begin with review of last year's
11 minutes, dated August 27, 2024. Are there any
12 desired corrections or changes?
13 Hearing no further review, I'd like to
14 seek a motion to approve the minutes.
15 MR. JONES: Motion to approve.
16 MR. LABORIE: Second.
17 MR. STINZIANO: It's been moved and
18 seconded. All those in favor, please signify by
19 voting "aye."
20 MR. SHIPMAN: Aye.
21 MR. JONES: Aye.
22 MS. CARSON: Aye.
23 MR. KESSLER: Aye.
24 MR. COURTER: Aye.

1 MR. HETZEL: Aye.
 2 MR. LABORIE: Aye.
 3 MS. TURNER: Aye.
 4 MR. STINZIANO: Same sign for any
 5 opposition.
 6 And any abstentions.
 7 The minutes have passed. We will now
 8 do our CRA report review. We will review and vote
 9 on the status of each post-94 CRA abatement report
 10 for tax year 2024 and acknowledge the auditor's
 11 delinquent parcel list included in the packet.
 12 The floor is yours.
 13 MS. ZARICK: Thank you. Okay. So
 14 thank you all for being here. We are going to go
 15 one by one through our post-94 CRAs.
 16 First, I would like to make a couple
 17 notes just for the -- to help you all kind of go
 18 through this. First, we would like to say that we
 19 would like to recommend the continuation of all of
 20 the abatements that you're going to see today. We
 21 went through them all and they are all meeting
 22 their goals. And you guys are going to see that
 23 when we get there.
 24 I would also like to note that we

1 totaled out all of the payroll, that all of
 2 them -- all of the abatements reported this year.
 3 And we're looking at about \$80.6 million total. I
 4 know that you guys can't see that when they're all
 5 kind of split out the way they are. So we just
 6 wanted to report that, per the agreements, they're
 7 only supposed to have around \$34.8 million for
 8 payroll. So they are exceeding by about
 9 \$46 million. So we just wanted to share that with
 10 you guys.
 11 Okay. Let's get started. All right.
 12 So our first one up is CP Road, LLC. We are going
 13 to go kind of left to right. So on the bottom is
 14 where I'm going to direct you. Your "Agreement
 15 Benchmarks" is what is stated in the agreement.
 16 And then on the right is "As Verified." So those
 17 are the forms that they're going to give to us
 18 every year. And those are the numbers that we
 19 kind of compare them to.
 20 Okay. So down at the bottom we have
 21 benchmarks. We're going to go over the number of
 22 retained jobs and the payroll retained. The
 23 number of jobs created was 20. And the new
 24 payroll created was 900,000. As we verified, they

1 did have 36 total jobs there. And they are
 2 exceeding about \$1.9 million in payroll.
 3 MR. STINZIANO: Thank you for the
 4 report and recommendation.
 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 MR. JONES: Motion to approve.
 10 MR. HETZEL: Second.
 11 MR. STINZIANO: It's been moved and
 12 seconded. All those in favor, please signify by
 13 voting "aye."
 14 MR. SHIPMAN: Aye.
 15 MR. JONES: Aye.
 16 MS. CARSON: Aye.
 17 MR. KESSLER: Aye.
 18 MR. COURTER: Aye.
 19 MR. HETZEL: Aye.
 20 MR. LABORIE: Aye.
 21 MS. TURNER: Aye.
 22 MR. STINZIANO: Same sign for any
 23 opposition.
 24 And any abstentions.

1 The report's accepted and continuation
 2 recommended.
 3 MS. ZARICK: Okay. Moving on, we have
 4 Goldeneye CrossPointe. This is a
 5 20,000-square-foot building. Their first
 6 reporting year was 2016. The last reporting year
 7 will be 2030. Their abatement is 15 years for
 8 100 percent. Down at the bottom, they have --
 9 their number of jobs retained is 93. The payroll
 10 retained is exceeding what their agreement has
 11 stated. So they're at about \$13.7 million.
 12 We just wanted to note also that if
 13 that doesn't match from the left to the right
 14 side, it's because the retained payroll we wanted
 15 to capture is the total payroll as they retained
 16 for tax year 2024. So that's why it's a little
 17 bit higher than what you see on your left side.
 18 And then moving down, their number of
 19 new retained -- their number of created jobs is
 20 136, so they're 36 over. And that new payroll is
 21 about \$9.3 million. So keep in mind, the \$9.3
 22 million is part of that \$13 million.
 23 MR. STINZIANO: Thank you for the
 24 report and recommendation.

1 Are there any questions or comments?
 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 MR. JONES: Motion to approve.
 6 MR. LABORIE: Second.
 7 MR. STINZIANO: It's been moved and
 8 seconded. All those in favor, please signify by
 9 voting "aye."
 10 MR. SHIPMAN: Aye.
 11 MR. JONES: Aye.
 12 MS. CARSON: Aye.
 13 MR. KESSLER: Aye.
 14 MR. COURTER: Aye.
 15 MR. HETZEL: Aye.
 16 MR. LABORIE: Aye.
 17 MS. TURNER: Aye.
 18 MR. STINZIANO: Same sign for any
 19 opposition.
 20 And any abstentions.
 21 The report's accepted and continuation
 22 recommended.
 23 MS. ZARICK: Okay. We're moving on to
 24 Suburban Steel, a long-standing Gahanna business.

1 MR. SHIPMAN: Aye.
 2 MR. JONES: Aye.
 3 MS. CARSON: Aye.
 4 MR. KESSLER: Aye.
 5 MR. COURTER: Aye.
 6 MR. HETZEL: Aye.
 7 MR. LABORIE: Aye.
 8 MS. TURNER: Aye.
 9 MR. STINZIANO: Same sign for any
 10 opposition.
 11 And any abstentions.
 12 The report's accepted and continuation
 13 recommended.
 14 MS. ZARICK: Okay. Let's move on to
 15 Buckeye Elm. Their first reporting year was 2020,
 16 and their last will be 2029. We wanted you to
 17 keep in mind, as you read the bottom, that this
 18 abatement has a ten-year span on its agreement.
 19 So they have ten years to create both the payroll
 20 and the jobs. So they are still technically
 21 within their job creation window. So I just
 22 wanted you to keep that in mind as we go down to
 23 the bottom, okay?
 24 So down at the bottom, we have the

1 Suburban Steel, they started reporting in 2019 and
 2 their last year will be 2030. Their term is 12
 3 years, 100 percent. They did expand into a
 4 3,500-square-foot building. This is an expansion.
 5 They make steel parts for buildings and also,
 6 think for your home, for guardrails next to your
 7 stairs, things like that.
 8 Okay. Moving down to the bottom, they
 9 have 73 retained jobs, which is right where they
 10 should be. Their payroll retained is about \$6.8
 11 million. Their new jobs created is 19, which far
 12 exceeds what their agreement had for them. And
 13 their new created payroll is about \$3.6 million.
 14 MR. STINZIANO: Thank you for the
 15 report and recommendation.
 16 Any questions or comments?
 17 Hearing no further review, I'd like to
 18 seek a motion to accept the report, find it in
 19 compliance, and recommend continuation.
 20 MS. CARSON: Motion so moved.
 21 MR. HETZEL: Second.
 22 MR. STINZIANO: It's been moved and
 23 seconded. All those in favor, please signify by
 24 voting "aye."

1 number of retained jobs is 25. The payroll
 2 retained is \$3.2 million. And the new jobs that
 3 they've created is 19. Their new payroll created
 4 is \$1.2 million. So they're right on track.
 5 We've met with them a couple times, and we just
 6 want to make sure that we're all still under the
 7 understanding that they're going to meet those
 8 benchmarks. And they seem to be understanding of
 9 that.
 10 MR. STINZIANO: Thank you for the
 11 report and recommendation.
 12 Any questions or comments?
 13 Hearing no further review, I'd like to
 14 seek a motion to accept the report, find it in
 15 compliance, and recommend continuation.
 16 MS. ZARICK: Okay --
 17 MR. STINZIANO: Wait, wait. We've got
 18 to vote.
 19 MS. ZARICK: I'm sorry. I do it
 20 every --
 21 MR. JONES: Motion to approve.
 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 MR. SHIPMAN: Aye.
 3 MR. JONES: Aye.
 4 MS. CARSON: Aye.
 5 MR. KESSLER: Aye.
 6 MR. COURTER: Aye.
 7 MR. HETZEL: Aye.
 8 MR. LABORIE: Aye.
 9 MS. TURNER: Aye.
 10 MR. STINZIANO: Same sign for any
 11 opposition.
 12 And any abstentions.
 13 The report's accepted and continuation
 14 recommended.
 15 MS. ZARICK: Thank you. Okay. We're
 16 going to move on to Realrona. If you're not
 17 familiar with that name, you might know them by
 18 Rosen USA. Actually, their first year was
 19 reported in 2024, so this is the first time.
 20 Their last year will be 2037.
 21 So I also want to say, for their terms
 22 and percentage, it should be 15 years for
 23 100 percent. They are also within their job
 24 creation window. So keep that in mind as we go

1 voting "aye."
 2 MR. SHIPMAN: Aye.
 3 MR. JONES: Aye.
 4 MS. CARSON: Aye.
 5 MR. KESSLER: Aye.
 6 MR. COURTER: Aye.
 7 MR. HETZEL: Aye.
 8 MR. LABORIE: Aye.
 9 MS. TURNER: Aye.
 10 MR. STINZIANO: Same sign for any
 11 opposition.
 12 And any abstentions.
 13 The report's accepted and continuation
 14 recommended.
 15 MS. ZARICK: Okay. We're going to move
 16 on to Franklin Peak. Their first reporting year
 17 was 2018 and their last will be 2032. Their term
 18 is 15 years, 100 percent abatement. If you are
 19 not familiar with this, I hope that you make
 20 yourself familiar with it. This is up at the Peak
 21 at Edison at the highest point in Franklin County.
 22 You can have a drink at Franklin Brewery next door
 23 and enjoy the outdoor scenery today, because it's
 24 supposed to be nice.

1 down to the bottom, okay?
 2 I just want to make a note that this is
 3 a great Gahanna business. And we wanted to say
 4 that we're happy that they continue to expand in
 5 Gahanna. They make oil drilling technology that
 6 monitors if there are any breaks in, like, the
 7 hole that they drill basically. So a very cool
 8 business in Gahanna.
 9 All right. Let's move down to the
 10 bottom. So their actual retained jobs is 41.
 11 Their payroll currently is \$4.4 million. And
 12 that's all of their retained. Their new jobs that
 13 they've created is 27. And their new payroll that
 14 they've created is \$1.3 million.
 15 MR. STINZIANO: Thank you for the
 16 report and recommendation.
 17 Any questions or comments?
 18 Hearing no further review, I'd like to
 19 seek a motion to accept the report, find it in
 20 compliance, and recommend continuation.
 21 MR. COURTER: So moved.
 22 MR. HETZEL: Second.
 23 MR. STINZIANO: It's been moved and
 24 seconded. All those in favor, please signify by

1 Moving down to the bottom, their actual
 2 retained jobs are 131, which is hitting right
 3 where they should. Their payroll retained is
 4 about \$13 million. Their new jobs created is 29.
 5 And their new payroll that they've created is \$3.7
 6 million.
 7 MR. STINZIANO: Thank you for the
 8 report and recommendation.
 9 Any questions or comments?
 10 Hearing no further review, I'd like to
 11 seek a motion to accept the report, find it in
 12 compliance, and recommend continuation.
 13 MR. COURTER: So moved.
 14 MR. HETZEL: Second.
 15 MR. STINZIANO: It's been moved and
 16 seconded. All those in favor, please signify by
 17 voting "aye."
 18 MR. SHIPMAN: Aye.
 19 MR. JONES: Aye.
 20 MS. CARSON: Aye.
 21 MR. KESSLER: Aye.
 22 MR. COURTER: Aye.
 23 MR. HETZEL: Aye.
 24 MR. LABORIE: Aye.

1 MS. TURNER: Aye.
 2 MR. STINZIANO: Same sign for any
 3 opposition.
 4 And any abstentions.
 5 The report's accepted and continuation
 6 recommended.
 7 MS. ZARICK: Okay. To the Chippewa
 8 Building. So their first reporting year was 2017,
 9 and their last will be 2026, so it's coming up
 10 here soon. This is a business that basically has
 11 used and new environmental equipment. So think
 12 street cleaners, sewer cleaners, garbage trucks,
 13 things like that.
 14 So we're moving down to the bottom.
 15 Their actual retained jobs is eight. Their
 16 payroll that they've retained is about \$2.1
 17 million. The new jobs that they've created is 16,
 18 which is over what they were supposed to for the
 19 parameters that they have in their agreement. And
 20 their new payroll that they've created is about
 21 \$1.5 million.
 22 MR. STINZIANO: Thank you for the
 23 report and recommendation.
 24 Any questions or comments?

1 Gahanna Parkway, also a lovely Gahanna business.
 2 This is the Edge Innovation Hub. Their first year
 3 that they reported was 2018, and their last will
 4 be 2029. Their term is 12 years, 100 percent
 5 abatement. We just wanted to highlight some of
 6 the fun businesses in here.
 7 If you've ever heard of BeeHex, this is
 8 a company that is actually making digital frosting
 9 printing. So if you go to Kroger, sometimes
 10 they'll have those in-store. And you could put a
 11 cake in and you could say, "happy birthday," and
 12 it'll type it out for you. So a very interesting
 13 business in Gahanna.
 14 We're going to move down to the bottom.
 15 The actual retained jobs is 11. The payroll that
 16 they've retained is zero. That is per their
 17 agreement. I just want to make that clear. Their
 18 new jobs that they've created is 17. And the new
 19 payroll that they've created is \$1.8 million.
 20 MR. STINZIANO: Thank you for the
 21 report and recommendation.
 22 Any questions or comments?
 23 Hearing no further review, I'd like to
 24 seek a motion to accept the report, find it in

1 Hearing no further review, I'd like to
 2 seek a motion to accept the report, find it in
 3 compliance, and recommend continuation.
 4 MR. COURTER: So moved.
 5 MR. JONES: Second.
 6 MR. STINZIANO: It's been moved and
 7 seconded.
 8 Did you get who seconded?
 9 All right. All those in favor, please
 10 signify by voting "aye."
 11 MR. SHIPMAN: Aye.
 12 MR. JONES: Aye.
 13 MS. CARSON: Aye.
 14 MR. KESSLER: Aye.
 15 MR. COURTER: Aye.
 16 MR. HETZEL: Aye.
 17 MR. LABORIE: Aye.
 18 MS. TURNER: Aye.
 19 MR. STINZIANO: Same sign for any
 20 opposition.
 21 And any abstentions.
 22 The report's accepted and continuation
 23 recommended.
 24 MS. ZARICK: Okay. Let's move on to

1 compliance, and recommend continuation.
 2 MR. LABORIE: So moved.
 3 MR. JONES: Second.
 4 MR. STINZIANO: It's been moved and
 5 seconded. All those in favor, please signify by
 6 voting "aye."
 7 MR. SHIPMAN: Aye.
 8 MR. JONES: Aye.
 9 MS. CARSON: Aye.
 10 MR. KESSLER: Aye.
 11 MR. COURTER: Aye.
 12 MR. HETZEL: Aye.
 13 MR. LABORIE: Aye.
 14 MS. TURNER: Aye.
 15 MR. STINZIANO: Same sign for any
 16 opposition.
 17 And any abstentions.
 18 The CRA report's accepted and
 19 continuation recommended.
 20 MS. ZARICK: Okay. We're going to move
 21 on to 870-950 Claycraft road. Their first
 22 reporting year was 2019 and their last will be
 23 2028. This is one of our larger buildings in the
 24 industrial sector, so around 262,000 square feet.

1 It's mostly taken up by about two companies, one
2 being DB Schenker, which is a trucking company,
3 and the other one being Benchmark. Benchmark is a
4 logistics company. And they have continued to
5 grow, as one of our other companies that was in
6 this building moved on to another building to
7 expand as well.

8 Okay. So moving down to the bottom,
9 the actual retained jobs is zero, along with the
10 retained payroll is also zero. Keep in mind, this
11 was a speculative building when they built it at
12 the time. And the new jobs that they've created
13 is 133, which is much over what they've expected,
14 which is their 40 jobs. And then the new payroll
15 that they created is around \$9.3 million.

16 MR. STINZIANO: Thank you for the
17 report and recommendation.

18 Any questions or comments?

19 Hearing no further review, I'd like to
20 seek a motion to accept the report, find it in
21 compliance, and recommend continuation.

22 MR. COURTER: So moved.

23 MR. HETZEL: Second.

24 MR. STINZIANO: It's been moved and

1 reporting forms, they did report that for tax year
2 '23 and tax year '24 that number is about
3 90 percent. So they're working within the City of
4 Gahanna, those employees, 90 percent, okay?

5 Moving down to the bottom, their actual
6 retained jobs is 165. The payroll dollars that
7 they retained is \$3.9 million. The new jobs that
8 they've created is 50, which we love to see. The
9 new payroll created is around \$1.1 million.

10 MR. STINZIANO: Thank you for the
11 report and recommendation.

12 Any questions or comments?

13 Seeing 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 MR. COURTER: Second.

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

21 MR. SHIPMAN: Aye.

22 MR. JONES: Aye.

23 MS. CARSON: Aye.

24 MR. KESSLER: Aye.

1 seconded. All those in favor, please signify by
2 voting "aye."

3 MR. SHIPMAN: Aye.

4 MR. JONES: Aye.

5 MS. CARSON: Aye.

6 MR. KESSLER: Aye.

7 MR. COURTER: Aye.

8 MR. HETZEL: Aye.

9 MR. LABORIE: Aye.

10 MS. TURNER: Aye.

11 Same sign for any opposition.

12 And any abstentions.

13 The report's accepted and continuation
14 recommended.

15 MS. ZARICK: Okay. Moving into
16 Jefferson Township, back to CRA No. 1, we're going
17 to go to Premier Holding Group. Their first year
18 reporting was 2019 and their last will be 2033.
19 Their term is 15 years for 75 percent.

20 I did want to make a note that there
21 was a question last year on the percentage of the
22 employees that were working in Gahanna, because
23 these are two home health care businesses. When I
24 followed up with them this year for their

1 MR. COURTER: Aye.

2 MR. HETZEL: Aye.

3 MR. LABORIE: Aye.

4 MS. TURNER: Aye.

5 MR. STINZIANO: Same sign for any
6 opposition.

7 And any abstentions.

8 The report's accepted and continuation
9 recommended.

10 MS. ZARICK: Okay. Moving on to
11 Eastgate Commercial Park. Their first reporting
12 year was in 2020, and their last will be 2029.
13 The term is 10 years, 100 percent.

14 I also want to note that this is also a
15 speculative building that was built in Gahanna.
16 One of the fun businesses that we have there is
17 actually Spec Grade LED. They make indoor farming
18 grow lights. So think, like, lettuce, spinach,
19 that kind of stuff that you see in Kroger. Very
20 interesting business. They love to talk about
21 lighting. They're very interested in it.

22 Moving down to the bottom, keep in
23 mind, this was a spec building. So their actual
24 retained jobs and their actual retained payroll

1 are both zero. But their new jobs created is 75,
 2 and their new payroll is about \$4.3 million.
 3 MR. STINZIANO: Thank you for the
 4 report and recommendation.
 5 Any questions or comments?
 6 Hearing no further review, I'd like to
 7 seek a motion to accept the report, find it in
 8 compliance, and recommend continuation.
 9 MR. HETZEL: So moved.
 10 MR. JONES: Second.
 11 MR. STINZIANO: It's been moved and
 12 seconded. All those in favor, please signify by
 13 voting "aye."
 14 MR. SHIPMAN: Aye.
 15 MR. JONES: Aye.
 16 MS. CARSON: Aye.
 17 MR. KESSLER: Aye.
 18 MR. COURTER: Aye.
 19 MR. HETZEL: Aye.
 20 MR. LABORIE: Aye.
 21 MS. TURNER: Aye.
 22 MR. STINZIANO: Same sign for any
 23 opposition.
 24 And any abstentions.

1 MR. STINZIANO: Thank you for the
 2 report and recommendation.
 3 Are there any questions or comments?
 4 Hearing no further review, I'd like to
 5 seek a motion to accept the report, find it in
 6 compliance, and recommend continuation.
 7 MR. COURTER: So moved.
 8 MR. HETZEL: Second.
 9 MR. STINZIANO: It's been moved and
 10 seconded. All those in favor, please signify by
 11 voting "aye."
 12 MR. SHIPMAN: Aye.
 13 MR. JONES: Aye.
 14 MS. CARSON: Aye.
 15 MR. KESSLER: Aye.
 16 MR. COURTER: Aye.
 17 MR. HETZEL: Aye.
 18 MR. LABORIE: Aye.
 19 MS. TURNER: Aye.
 20 MR. STINZIANO: Same sign for any
 21 opposition.
 22 And any abstentions.
 23 The report's accepted and continuation
 24 recommended.

1 The report's accepted and continuation
 2 recommended.
 3 MS. ZARICK: Okay. Moving on to Taylor
 4 Industrial Park. This is actually right next to
 5 the Eastgate Commercial Park. So this building is
 6 about 193,000 square feet. It houses one
 7 business. It's name is Grimco. Grimco is a
 8 printing and printing product supplier. So think
 9 different types of ink, types of adhesive to close
 10 boxes or tape, or things like that.
 11 Their first reporting year was 2023, so
 12 last year, and then their last will be 2032.
 13 Their term is ten years for 100 percent. I think
 14 that it got cut off there, so I just wanted to
 15 make that note for you guys.
 16 All right. You might have to flip the
 17 page on this one. So down at the bottom, we have
 18 our actual retained jobs and our actual retained
 19 payroll are both zero, as these are both -- this
 20 is also a speculative building. And then our jobs
 21 created is around 43. They are still within their
 22 job creation window. I did want to make that note
 23 as well. And their new jobs -- their new payroll
 24 created is around \$2.9 million.

1 MS. ZARICK: Okay. And last but not
 2 least, we have Abba Abba Holdings, also known as
 3 ADB Safegate. If you go up to Franklin Peak, you
 4 will probably drive by this massive building.
 5 Their first reporting year was '23 and their last
 6 will be 2037.
 7 This is a great Gahanna business, a
 8 great example of an expansion. They decided to
 9 expand their headquarters in the City of Gahanna.
 10 And if you've ever been to John Glenn Airport and
 11 you've been running down the runway on one of
 12 those planes, you've definitely seen their lights
 13 on the runway. So we're happy to have them, and
 14 we're happy that they keep in business, because we
 15 all stay safe on our planes.
 16 Okay. So moving down to the bottom,
 17 they are also within their job creation window.
 18 So keep that in mind when you're looking at these
 19 numbers. Their actual retained jobs are 204. The
 20 payroll dollars retained are about \$17.9 million.
 21 And I'm going to have you guys flip that page to
 22 the back. And then their new jobs that they've
 23 created so far are 22. And the new payroll is
 24 about \$15 million.

1 MR. STINZIANO: Thank you for the
 2 report and recommendation.
 3 Are there any questions or comments?
 4 MR. COURTER: That percentage --
 5 MS. ZARICK: Oh, I'm so sorry. It's
 6 100 percent.
 7 MR. STINZIANO: Are there any
 8 additional questions or comments?
 9 MR. LABORIE: Was there a benchmark for
 10 the number of retained jobs for that one?
 11 MS. ZARICK: Yes. I had that as well.
 12 Their benchmark was the 204.
 13 MR. LABORIE: And payroll?
 14 MS. ZARICK: And the payroll, I
 15 believe, was about the 13.3.
 16 MR. LABORIE: Thank you.
 17 MR. STINZIANO: Any additional
 18 questions?
 19 Hearing no further review, I'd like to
 20 seek a motion to accept the report, find it in
 21 compliance, and recommend continuation.
 22 MR. LABORIE: So moved.
 23 MR. JONES: Second.
 24 MR. STINZIANO: It's been moved and

1 like, until 2025.
 2 So I did make that note to Sarah, but I
 3 didn't know if she wanted to have those as well
 4 because they're all kind of the same building,
 5 technically. Sorry.
 6 MR. STINZIANO: I appreciate the
 7 clarity. I'm like a reporter. I'm going to read
 8 what's in front of me. So --
 9 MS. ZARICK: Absolutely.
 10 MR. STINZIANO: -- I appreciate the
 11 clarity. And then you have a couple informational
 12 future ones you want to present or you just gave
 13 it to Sarah and...
 14 MS. ZARICK: We did give them to Sarah.
 15 There are a couple that we will have online next
 16 year. The 1800 Deffenbaugh building, I don't know
 17 if you've seen that one over on the industrial
 18 side, huge, huge building. They do have two
 19 tenants currently. So they will start reporting
 20 in tax year '25. So you'll see them next year.
 21 There's also the Romanoff building that
 22 will also be reporting for next year. They were
 23 also an expansion in the City of Gahanna. And I
 24 think that's all we have right now, actually.

1 seconded. All those in favor, please signify by
 2 voting "aye."
 3 MR. SHIPMAN: Aye.
 4 MR. JONES: Aye.
 5 MS. CARSON: Aye.
 6 MR. KESSLER: Aye.
 7 MR. COURTER: Aye.
 8 MR. HETZEL: Aye.
 9 MR. LABORIE: Aye.
 10 MS. TURNER: Aye.
 11 MR. STINZIANO: Same sign for any
 12 opposition.
 13 And any abstentions.
 14 The report's accepted and continuation
 15 recommended.
 16 So I had Warehouse Specialists, LLC and
 17 1641 for votes today.
 18 MS. ZARICK: Yes. So I wanted to make
 19 a note on that as well. So those two warehouses
 20 are actually the Taylor industrial park warehouse.
 21 They had a double name change, so they were bought
 22 and purchased by one and then bought and purchased
 23 by another. And that happened within tax year '24
 24 right at the end. So I don't think it flipped,

1 MR. STINZIANO: I appreciate those
 2 updates. Do you want to move to the pre-94 CRA
 3 reviews?
 4 MS. ZARICK: I do.
 5 MR. STINZIANO: All right. We will
 6 move to the pre-94 CRA reports. We'll review and
 7 vote on the status of each pre-94 CRA abatement
 8 report for tax year 2024.
 9 MS. ZARICK: Okay. So before we review
 10 these, I also want to keep these in mind, these
 11 are different than the post-94 CRAs. And the way
 12 that they are different is that they are by right.
 13 So for a pre-94 CRA, you do not have to take the
 14 agreement to Council and there's no real agreement
 15 between the City and the company. So if they're
 16 within that area, they can apply and they will
 17 receive the abatement if it falls under the
 18 ordinance that it's going for, okay?
 19 So we're going to start with CRA No. 4
 20 for tax year 2024. There are only four in this
 21 space. And this is over by the Crescent at
 22 Central Park. So these are a lot of medical
 23 office buildings over there. So we have about
 24 four: Walnut Creek MOB, the Advantage Holding

1 Group, Walnut Creek MOB II, which is right next
2 door, and then Gahanna MOB, which, if you aren't
3 sure about which one that is, that is Ortho ONE.

4 MR. STINZIANO: Thank you for the
5 report.

6 Are there any questions or comments?

7 Hearing no further review, I'd like to
8 seek a motion to accept the report, find it in
9 compliance, and recommend continuation.

10 MR. LABORIE: So moved.

11 MR. JONES: Second.

12 MR. STINZIANO: It's been moved and
13 seconded. All those in favor, please signify by
14 voting "aye."

15 MR. SHIPMAN: Aye.

16 MR. JONES: Aye.

17 MS. CARSON: Aye.

18 MR. KESSLER: Aye.

19 MR. COURTER: Aye.

20 MR. HETZEL: Aye.

21 MR. LABORIE: Aye.

22 MS. TURNER: Aye.

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

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

4 MR. HETZEL: So moved.

5 MR. COURTER: Second.

6 MR. STINZIANO: It's been moved and
7 seconded. All those in favor, please signify by
8 voting "aye."

9 MR. SHIPMAN: Aye.

10 MR. JONES: Aye.

11 MS. CARSON: Aye.

12 MR. KESSLER: Aye.

13 MR. COURTER: Aye.

14 MR. HETZEL: Aye.

15 MR. LABORIE: Aye.

16 MS. TURNER: Aye.

17 MR. STINZIANO: Same sign for any
18 opposition.

19 And any abstentions.

20 The report's accepted and continuation
21 recommended.

22 That is it for pre, so we will move to
23 our TIF review. We will review and vote on the
24 Gahanna TIF district status report for tax year

1 And any abstentions.

2 The report's accepted and continuation
3 recommended.

4 MS. ZARICK: Okay. We're going to move
5 on to CRA No. 5, which is also a pre-94 CRA. This
6 is actually more towards the west side of the
7 city, so think the Creekside area and moving down
8 to, like, that West Johnstown Road area too. A
9 lot of these are housing, so think either
10 remodeled or new construction. There are -- what
11 is that -- six: The 95 Shepard Street, 101 North
12 High, 108-110 North High, the Ohio HD Studios, the
13 Styglar Housing Limited Partnership, which is a
14 senior housing development, the Lincoln Circle
15 Partners, which I think is the only one that might
16 not be housing on this list, which is -- they are,
17 like, CPAs and different types of, like, legal
18 help. They all kind of have -- they all exist in
19 the same building. And then the last one is
20 307-319 West Johnstown Road, which is a housing
21 development.

22 MR. STINZIANO: Thank you for the
23 presentation.

24 Are there any questions or comments?

1 2024. I believe we have ten TIF districts, but
2 only one vote.

3 The floor is yours. Or yours. She
4 moved the microphone over while you weren't
5 looking, so...

6 MS. BURY: Oh, right. So the TIFs are,
7 you know, producing as expected. We go through
8 our capital improvement plan every year. Within
9 each of the sheets, it shows the project types
10 that are being considered, along with the project
11 histories within them.

12 MR. STINZIANO: Thank you for the
13 report.

14 Any questions or comments?

15 MR. COURTER: I have a question. I see
16 "township," on the first one, "payment revenue
17 sharing." Is that with Mifflin Township?

18 MS. BURY: Correct.

19 MR. COURTER: Okay. I haven't looked
20 all the way through. If there's any other
21 township sharings, are they then all Mifflin?

22 MS. BURY: Correct. There are two and
23 they're both Mifflin.

24 MR. COURTER: Okay. Thanks.

1 MR. STINZIANO: Are there any
 2 additional questions?
 3 Hearing no additional review, I'd like
 4 to seek a motion to accept the TIF report, find it
 5 in compliance, and recommend continuation.
 6 MR. JONES: Motion to approve.
 7 MR. HETZEL: Second.
 8 MR. STINZIANO: It's been moved and
 9 seconded. All those in favor, please signify by
 10 voting "aye."
 11 MR. SHIPMAN: Aye.
 12 MR. JONES: Aye.
 13 MS. CARSON: Aye.
 14 MR. KESSLER: Aye.
 15 MR. COURTER: Aye.
 16 MR. HETZEL: Aye.
 17 MR. LABORIE: Aye.
 18 MS. TURNER: Aye.
 19 MR. STINZIANO: Same sign for any
 20 opposition.
 21 And any abstentions.
 22 The TIF report's accepted and
 23 continuation is recommended.
 24 That concludes our tax incentive votes

1 MR. HETZEL: Aye.
 2 MR. LABORIE: Aye.
 3 MS. TURNER: Aye.
 4 MR. STINZIANO: Same sign for any
 5 opposition.
 6 And any abstentions.
 7 Thank you. The motion passes.
 8 Do we have any other business before
 9 today's TIRC?
 10 Hearing no other business, we are
 11 adjourned.
 12 -----
 13 Thereupon, the foregoing proceedings
 14 concluded at 10:45 a.m.
 15 -----
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1 for today. There is one other piece of business
 2 that we are pursuing. So last General Assembly,
 3 the GA passed legislation that some counties have
 4 interpreted to allow for a virtual TIRC. Our
 5 prosecutor has not. But in the adoption of that
 6 policy, you do need to create a virtual meeting
 7 policy. We are seeking clarity through the GA to
 8 allow for virtual TIRCs to address what our
 9 prosecutor is concerned about.
 10 So a virtual TIRC policy has been
 11 shared. If adopted and desired, we may move to
 12 virtual TIRCs in the future if that law gets
 13 cleared up. So I am seeking a motion to adopt the
 14 virtual meeting policy.
 15 MR. LABORIE: So moved.
 16 MR. HETZEL: Second.
 17 MR. STINZIANO: It's been moved and
 18 seconded. All those in favor, please signify by
 19 voting "aye."
 20 MR. SHIPMAN: Aye.
 21 MR. JONES: Aye.
 22 MS. CARSON: Aye.
 23 MR. KESSLER: Aye.
 24 MR. COURTER: Aye.

1 State of Ohio : C E R T I F I C A T E
 County of Franklin: SS
 2
 3 I, Katherine Konneker, a Notary Public in and
 4 for the State of Ohio, do hereby certify that I
 5 transcribed or supervised the transcription of the
 6 audio recording of the aforementioned proceedings;
 7 that the foregoing is a true record of the
 8 proceedings.
 9 I do further certify I am not a relative,
 10 employee or attorney of any of the parties hereto,
 11 and further I am not a relative or employee of any
 12 attorney or counsel employed by the parties
 13 hereto, or financially interested in the action.
 14 IN WITNESS WHEREOF, I have hereunto set my
 15 hand and affixed my seal of office at Columbus,
 16 Ohio, on September 8, 2025.
 17
 18
 19
 20 *Katherine J. Konneker*
 Katherine Konneker, Notary Public - State of Ohio
 My commission expires February 28, 2027.
 21
 22
 23
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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

- - - - -

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

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1 **ATTENDEES:**
 2 Michael Stinziano
 Carlie Boos
 3 Lois Carson
 Will Scarborough
 4 Rachel Zarick
 Cliff Hetzel
 5 Sue Horn
 Daphne Moehring
 6 Rich Courter
 Joe Laborie
 7 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:** 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.

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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.

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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: 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 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 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 teach into the soil will
18 not continue, hopefully, into other spaces
19 underneath. They are currently performing very
20 well and are continuing to hopefully meet their
21 goals by ten-year.

22 So as you can see, I want to point out
23 at the bottom there is no jobs and
24 payroll-created-by date, which is kind of

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 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. 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 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 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 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 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, 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 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 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?
 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 -----
 16
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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?
 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
 County of Franklin: SS
 2
 3 I, Katherine Konneker, a Notary Public in and
 4 for the State of Ohio, do hereby certify that I
 5 transcribed or supervised the transcription of the
 6 audio recording of the aforementioned proceedings;
 7 that the foregoing is a true record of the
 8 proceedings.
 9 I do further certify I am not a relative,
 10 employee or attorney of any of the parties hereto,
 11 and further I am not a relative or employee of any
 12 attorney or counsel employed by the parties
 13 hereto, or financially interested in the action.
 14 IN WITNESS WHEREOF, I have hereunto set my
 15 hand and affixed my seal of office at Columbus,
 16 Ohio, on September 10, 2024.
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Abatement Report

Name of TIRC Gahanna
Company Name CP Road LLC CRA 1

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

CRA Type CRA

Total Value Abated \$1,092,100

First Year 2018 **Last Year** 2024
Abatement Purpose New Construction
Terms & Percentage 7 / 75%
Building Description/Use Warehouse/Office
Tenants Pitabilities, Controlled Product Systems Group, Creative Graphics, Rotulados, Jguidos

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

Project Details/History

Photo (If Provided by Municipality)

12000 SF of mix office/warehouse/retail



Agreement Benchmarks

Real Estate Only Investment \$993,394
Investment Completion Date September 29, 2018
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 20
New Payroll Created \$900,000
Jobs/Payroll Created By September 29, 2021

As Verified

Real Estate Only Invested \$993,294
Date Investment Completed August 1, 2018
Actual Retained Jobs 0
Payroll Dollars Retained \$0
New Jobs Created 36
New Payroll Dollars Created \$1,900,000
Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Goldeneye Cross Pointe LLC
(previously 670 Gahanna Investments LLC) 1
CRA Type CRA

Tax Year 2024
Total Appraised Value \$3,714,100

Total Value Abated \$3,120,100

First Year 2016 **Last Year** 2030
Abatement Purpose New Construction
Terms & Percentage 15 / 100%
Building Description/Use 20,000 SF Office
Tenants Reliant Capital Solutions

Annual Tax Paid \$17,244.34
Foregone Tax \$90,579.72
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-012942
Vacancies

Project Details/History

Photo (If Provided by Municipality)

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



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

Tax Year 2024
Total Appraised Value \$1,091,000

CRA Type CRA

Total Value Abated \$74,900

First Year 2020 **Last Year** 2029
Abatement Purpose Remodel Only
Terms & Percentage 10 / 80%
Building Description/Use Medium Manufacturing
Tenants Buckeye Elm Contracting

Annual Tax Paid \$29,498.7
Foregone Tax \$2,174.83
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-013595
Vacancies

Project Details/History

Photo (If Provided by Municipality)

Remodel of 19000 SF of Warehousing space



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

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

CRA Type CRA

Total Value Abated \$17,900

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

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

Project Details/History

Photo (If Provided by Municipality)

Construction of 25,000 SF warehouse



Agreement Benchmarks

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

As Verified

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

Abatement Report

Name of TIRC Gahanna
Company Name Franklin Peak LLC 3

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

CRA Type CRA

Total Value Abated \$10,558,900

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

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

Project Details/History

Photo (If Provided by Municipality)

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



Agreement Benchmarks

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

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

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

CRA Type CRA

Total Value Abated \$631,300

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

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

Project Details/History

Photo (If Provided by Municipality)

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



Agreement Benchmarks

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

As Verified

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

Abatement Report

Name of TIRC Gahanna
Company Name Gahanna Pkwy LLC 3

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

CRA Type CRA

Total Value Abated \$1,028,200

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

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

Project Details/History

Photo (If Provided by Municipality)

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



Agreement Benchmarks

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

As Verified

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

Abatement Report

Name of TIRC Gahanna

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

CRA Type CRA

First Year 2019 **Last Year** 2028

Abatement Purpose New Construction

Terms & Percentage 10 / 75%

Building Description/Use Warehouse/Industrial

Tenants Benchmark, DB Schecker

Tax Year 2024

Total Appraised Value \$19,400,000

Total Value Abated \$13,668,400

Annual Tax Paid \$166,394.32

Foregone Tax \$396,805.92

Municipalities Opinion on Compliance? Yes

Parcel Numbers 025-013638

Vacancies

Project Details/History

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

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$15,000,000
Investment Completion Date July 31, 2019
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 40
New Payroll Created \$1,250,000
Jobs/Payroll Created By July 31, 2022

As Verified

Real Estate Only Invested \$15,000,000
Date Investment Completed August 1, 2019
Actual Retained Jobs 0
Payroll Dollars Retained \$0
New Jobs Created 133
New Payroll Dollars Created \$9,312,744.82
Community Involvement

Other Agreement Benchmarks

Abatement Report

Name of TIRC Gahanna
Company Name Premier Holding Group LLC 1

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

CRA Type CRA

Total Value Abated \$608,000

First Year 2019 **Last Year** 2033
Abatement Purpose New Construction
Terms & Percentage 15 / 75%
Building Description/Use Office Building
Tenants Premier Home Care, Nationwide Home Health Care

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

Project Details/History

Photo (If Provided by Municipality)

6300 SF Office Space



Agreement Benchmarks

Real Estate Only Investment \$772,538
Investment Completion Date September 30, 2019
Number of Retained Jobs 165
Payroll Retained \$2,784,375
Number of New Jobs Created 12
New Payroll Created \$449,484
Jobs/Payroll Created By September 30, 2022

As Verified

Real Estate Only Invested \$901,674
Date Investment Completed October 24, 2019
Actual Retained Jobs 165
Payroll Dollars Retained \$3,906,171
New Jobs Created 50
New Payroll Dollars Created \$1,121,796
Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Eastgate Commercial Park, LLC 1

Tax Year 2024
Total Appraised Value \$5,099,700

CRA Type CRA

Total Value Abated \$4,014,100

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

Annual Tax Paid \$30,756.22
Foregone Tax \$113,721.21
Municipalities Opinion on Compliance? Yes
Parcel Numbers 027-000146
Vacancies

Project Details/History

Photo (If Provided by Municipality)

67560 SF of Office and warehouse space.



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

Tax Year 2024
Total Appraised Value \$3,610,500

CRA Type GAHANNA #1 CRA

Total Value Abated \$2,513,900

First Year 2023 **Last Year** 2032
Abatement Purpose New Construction
Terms & Percentage 10 / %
Building Description/Use Warehouse/Office
Tenants Grimco

Annual Tax Paid \$31,067.04
Foregone Tax \$71,220.05
Municipalities Opinion on Compliance? Yes
Parcel Numbers 027-000008
Vacancies

Project Details/History

Photo (If Provided by Municipality)

193,000 Sq Ft flex office space



Agreement Benchmarks

Real Estate Only Investment \$16,600,000
Investment Completion Date April 30, 2022
Number of Retained Jobs

As Verified

Real Estate Only Invested \$16,600,000
Date Investment Completed September 1, 2023
Actual Retained Jobs 0

Abatement Report

Name of TIRC Gahanna
Company Name Abba Abba Holdings LLC

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

CRA Type GAHANNA # 3 CRA

Total Value Abated \$9,783,200

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

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

Project Details/History

Photo (If Provided by Municipality)

178,000 SF Warehouse/ Office



Agreement Benchmarks

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

As Verified

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

TIF Report

Municipality GAHANNA CITY
TIF Name JOHNSTOWN ROAD DISTRICT TIF (2016-2045)
TIF Ordinance 0102-2015
First Year 2016 **Last Year** 2045
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2024
Percent of TIF 100
Project Number 90-266
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD

Project History

Township Share Payment, Trail Improvements,
Street/Waterline Improvements

Photo (If Provided by Municipality)

Fund Balance \$782,763
Funds Received this Year \$335,292
Expenditures \$1,208,835

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

Expenditure Details

Township revenue sharing.

TIF Report

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

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

Project History

Township Share Payment, Trail Improvements,
Street/Waterline Improvements

Photo (If Provided by Municipality)

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

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

Expenditure Details

Township revenue sharing

TIF Report

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

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

Project History

Trail improvement capital project

Photo (If Provided by Municipality)

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

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

Expenditure Details

County fees

TIF Report

Municipality GAHANNA CITY
TIF Name GAHANNA - CENTRAL PARK (2014-2043) TIF
TIF Ordinance 0141-2013 & 0027-2019
First Year 2014 **Last Year** 2043
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2024
Percent of TIF 100
Project Number 90-297
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD

Project History

Intersection Improvement Capital Project

Photo (If Provided by Municipality)

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

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

Expenditure Details

Taylor Station & Claycraft intersection improvements.

TIF Report

Municipality GAHANNA CITY
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



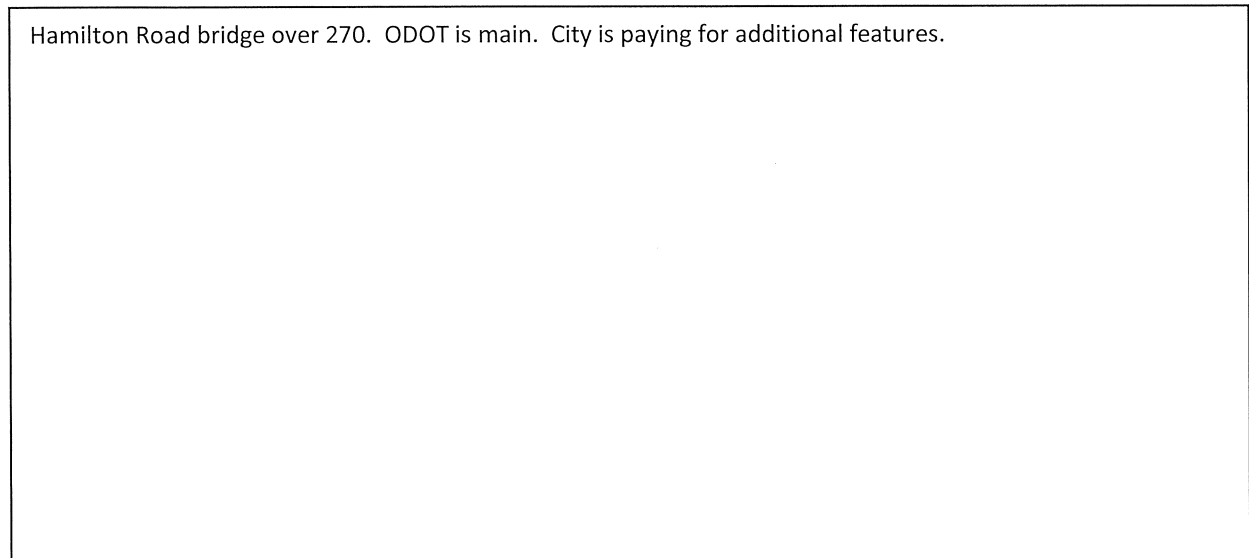
Photo (If Provided by Municipality)

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