

..TITLE

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH VELOCIS GAHANNA JV, LP TO FACILITATE THE CONSTRUCTION OF AN INDUSTRIAL BUILDING ON PARCELS 027-000110-00 AND 025-Q13634-00 ON TECH CENTER DRIVE, PART OF COMMUNITY REINVESTMENT AREA #3; ~~AND DECLARING AN EMERGENCY~~

..BODY

WHEREAS, the City of Gahanna has established Community Reinvestment Area #3 to encourage investment and job creation through tax abatements on real property improvements; and

WHEREAS, Velocis Gahanna JV, LP, a local property developer, has proposed to construct a speculative industrial building totaling approximately 140,916 square feet on approximately 10 acres of undeveloped land located at the northwest corner of the intersection of Science Drive and Tech Center Drive, designated as Franklin County Auditor Parcel Numbers 027-000110-00 and 025-Q13634-00; and

WHEREAS, the proposed building will consist of flexible industrial space divisible into spaces accommodating warehousing and/or light industrial uses, with occupancy capacity for up to three tenants, each occupying between 30,000 to 70,000 square feet; and

WHEREAS, Velocis Gahanna JV, LP has projected the creation of no fewer than 37 new on-site jobs within seven years of project completion, with a projected total payroll of \$2,060,470 and an average salary of \$55,688 annually; and

WHEREAS, the Department of Economic Development recommends entering into a Community Reinvestment Area Agreement with Velocis Gahanna JV, LP, including a real property tax abatement of 80% for a term of 12 years, on the increased value of improvements resulting from the project; and

WHEREAS, the proposed agreement would support approximately \$310,056 in annual tax savings for the company, while still generating approximately \$466,000 in net new income taxes for the City of Gahanna over the incentive period; and

WHEREAS, no other City incentives have been requested or offered in conjunction with this project; ~~and,~~

~~**WHEREAS**, the Administration has requested passage of this Ordinance as an emergency measure immediately necessary for the preservation of the public peace, property, health, safety and welfare; to wit: Velocis Gahanna JV, LP must close on the subject property by July 14, 2025, and delay would jeopardize the proposed development due to administrative timing related to the City's transition to a new Economic Development Director.~~

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

Section 1. That the Mayor is hereby authorized to enter into a Community Reinvestment Area Agreement with Velocis Gahanna JV, LP, to grant a real property tax abatement of eighty percent (80%) for twelve (12) years on the increase in value resulting from improvements constructed on parcels 027-000110-00 and 025-013634-00, located within Community Reinvestment Area #3; said Agreement attached hereto as EXHIBIT A and incorporated herein.

Section 2. ~~That for the reasons set forth in the preamble above, this Ordinance is declared an emergency measure which shall be in full force and effect immediately upon passage by this Council and on the date of signature of approval by the Mayor.~~
This ordinance shall be in full force and effect after passage by this Council and 30 days after signature of approval by the Mayor.