



TO: Gahanna City Council
Jeremy A. VanMeter, Clerk of Council

FROM: Jeff Gottke, Director of Economic Development
Mayor Laurie A. Jadwin

Cc: Joann Bury, Director of Finance
Priya Tamilarasan, City Attorney

DATE: June 10, 2026

SUBJECT: Dept. of Economic Development- Request for Council Action (June 15, 2026 COTW Meeting)

ACTION ITEM

ACTION ITEM: REQUEST TO AUTHORIZE THE MAYOR TO ENTER INTO COMMUNITY REINVESTMENT AREA AGREEMENT WITH PIONEER DEVELOPMENT TO FACILITATE CONSTRUCTION OF AN INDUSTRIAL BUILDING ON PARCELS 025-014174-00.

Pioneer Development and Debellis Frances Family Investments, both local companies, propose building a 35,000 square foot flex office/ industrial building, dividable into up to three individual spaces, on a 3.9-acre parcel to accommodate office/ HQ, research and development, light manufacturing, technology, suppliers or showroom uses. This project is in line with local market demand and the City's Economic Development Strategy.

The applicant is guaranteeing a minimum of 18 jobs on-site and a minimum of \$990,000 in payroll for each year the abatement is in effect. The estimated average annual salary for all jobs on-site is \$55,000.

The application scores well using standard tax abatement scoring mechanisms. The project will generate an estimated \$265,000 of economic output per acre at the project site. Over the life of the abatement, the project will have a net fiscal impact of \$366,000 and the abatement will pay for itself in an estimated 6.4 years.

Despite the property being in CRA #3, a post-94 CRA area which allows for a 100% abatement for 15 years, the requested abatement amount is 75% for 10 years.

Based on the foregoing, the Department of Economic Development respectfully requests an Ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement in pursuit of the City's economic development goals.

Requested Legislation and Funding:

Legislation Needed:	Ordinance
Emergency/Waiver:	N/A
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments:

DEV-ATT – 9.66 Waiver EXECUTED. Pioneer Development. 06.11.26

DEV-ATT - CRA Agreement FINAL. Pioneer Development. 06.11.26

Approvals:

This item has been approved by the Director of Finance.

This item has been approved by the Mayor.

This item has been approved by the City Attorney.