RECEIVED
JAN 2 1 2014
BY: [illegible] 3:00

Date: January 21, 2014

CRA Area: ______________

$250 Application Fee Received: 1/21/14 Yes E.T.
$750.00 State Filing Fee Received. 1/21/14

CITY OF GAHANNA

APPLICATION FOR THE COMMUNITY REINVESTMENT AREA PROGRAM

This application for Community Reinvestment Area Tax Incentives between the City of Gahanna located in the County of Franklin and Eastgate Partners LLC.

1. a. Name of property owner, home or main office address, contact person, and telephone number (attach additional pages if multiple enterprise participants).

Eastgate Partners LLC
Enterprise Name

Mark F. Taggart
Contact Person

942 A Freeway Dr. N.
Columbus, Ohio 43229
Address

614-846-2993
Telephone Number

b. Project site:

025-012946-80
Parcel Number (Required)

1801-1831 Deffenbaugh Ct
Gahanna, Ohio 43230

Mark F. Taggart
Contact Person

614-846-2993/mark@mftco.com
Telephone Number / Email

614-846-4105
Fax number

2. a. Nature of commercial/industrial activity (manufacturing, warehousing, wholesale or retail stores, or other) to be conducted at the site.
We anticipate a combination of manufacturing, warehouse, office and wholesale retail will be conducted at the site by as many as four separate businesses(tenants).

b. If a consolidation, what are the components of the consolidation? (must itemize the location, assets, and employment positions to be transferred. N/A, speculative development.

c. Form of business or enterprise (corporation, partnership, proprietorship, or franchise).
The ownership of this entity is an LLC in the State of Ohio.

3. a. Where is your business currently located?

☐ In State X Central Ohio ☐ Gahanna
☐ Out of State

b. Why are you locating your business in Gahanna?
We are confident that by locating in Gahanna we will be able to draw quality tenants to this speculative industrial development.

4. Name of principal owner(s) or officers of the business.
Mark F. Taggart
Robert J. Biondi

5. a. State the enterprise's current employment level at the proposed project site:
N/A, speculative development

b. Will the project involve the relocation of employment positions or assets from one Ohio location to another?

Yes ___ No X

c. If yes, state the locations from which employment positions or assets will be relocated and the location to where the employment positions or assets will be located:
N/A, speculative development

d. State the enterprise's current employment level in Ohio (itemized for full and part-time and permanent and temporary employees):
N/A, speculative development

e. State the enterprise's current employment level for each facility to be affected by the relocation of employment positions or assets: N/A, speculative development

f. What is the projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated? N/A, speculative development

6. Does the Property Owner owe:

a. Any delinquent taxes to the State of Ohio or a political subdivision of the state?
Yes __ No X

b. Any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the state?
Yes __ No X

c. Any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not?
Yes __ No X

d. If yes to any of the above, please provide details of each instance including but not limited to the location, amounts and/or case identification numbers (add additional sheets if necessary).

____
____
____
____
____

7. Project Description: We plan to develop an 80,000SF state of the art industrial facility on 6.4 acres at the SE corner of Eastgate Parkway and Deffenbaugh Ct. This speculative building will accommodate as many as four businesses/enterprises (tenants) with a minimum size of 20,000SF (see attached site plan).
____

8. Project will begin: April 1, 2014(weather permitting) and be completed August 1, 2014 provided a tax exemption is provided.

9. a. Estimate the number of **new** employees the property owner will cause to be created at the facility that is the project site (job creation projection must be itemized by the name of the employer, full and part-time and permanent and temporary): Eastgate Partners LLC is the developer of the proposed 80,000s.f. office warehouse facility. This is a speculative development which will accommodate up to four (4) separate businesses/enterprises (tenants). We believe that the development of this facility will spur the creation of 30 to 50 new jobs.

b. State the time frame of this projected hiring: Three (3) yrs.

c. State proposed schedule for hiring (itemize by full and part-time and permanent and temporary employees): We anticipate within 3 years of completion of this development employment by the businesses/enterprises (tenants) will include 30 to 50 full time employees.
____
____

10. a. Estimate the amount of annual payroll new employees will add $1,250,000.00 (new annual payroll must be itemized by full and part-time and permanent and temporary new employees). We anticipate employment by the businesses/enterprises (tenants) will include 30 to 50 full time employees.

b. Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project: $ N/A, speculative development

11. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

A.	Acquisition of Buildings:	$
B.	Additions/New Construction:	$ 2,600,000.00
C.	Improvements to existing buildings:	$
D.	Machinery & Equipment:	$
E.	Furniture & Fixtures:	$
F.	Inventory:	$
G.	Other: Land	$ 325,000.00

Total New Project Investment: **$2,925,000.00**

12. a. Business requests the following tax exemption incentives: 45% for six (6) years covering real as described above. Be specific as to the rate, and term.

b. Business's reasons for requesting tax incentives (be quantitatively specific as possible; attach any supporting documents)
New construction costs are driving rents for a state of the art speculative industrial building of this size into the $5.00/SF range. Comparable rents for space sizes of 20,000SF and larger in this area are in the $3.75/SF range. While we believe a new development with state of the art features will command a higher rent it will not be enough to compete with existing properties in the area without tax abatement. Further, we have to compete with other tax abated developments proposed for Port Columbus and Whitehall as well as developments in Etna and at Rickenbacker.

13. I certify that a tax incentive is necessary for location and or expansion of my business in Gahanna.

X Yes ☐ No

Submission of this application expressly authorizes The City of Gahanna to contact the Ohio Environmental Protection Agency to confirm statements contained within this application including item # 5 and to review applicable confidential records. As part of this application, the property owner may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the local jurisdiction considering the request.
The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Sections 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than $1,000 and/or a term of imprisonment of not more than six months.

Eastgate Partners LLC
*Name of Property Owner

Mark Taggart

Signature

January 21, 2014
Date

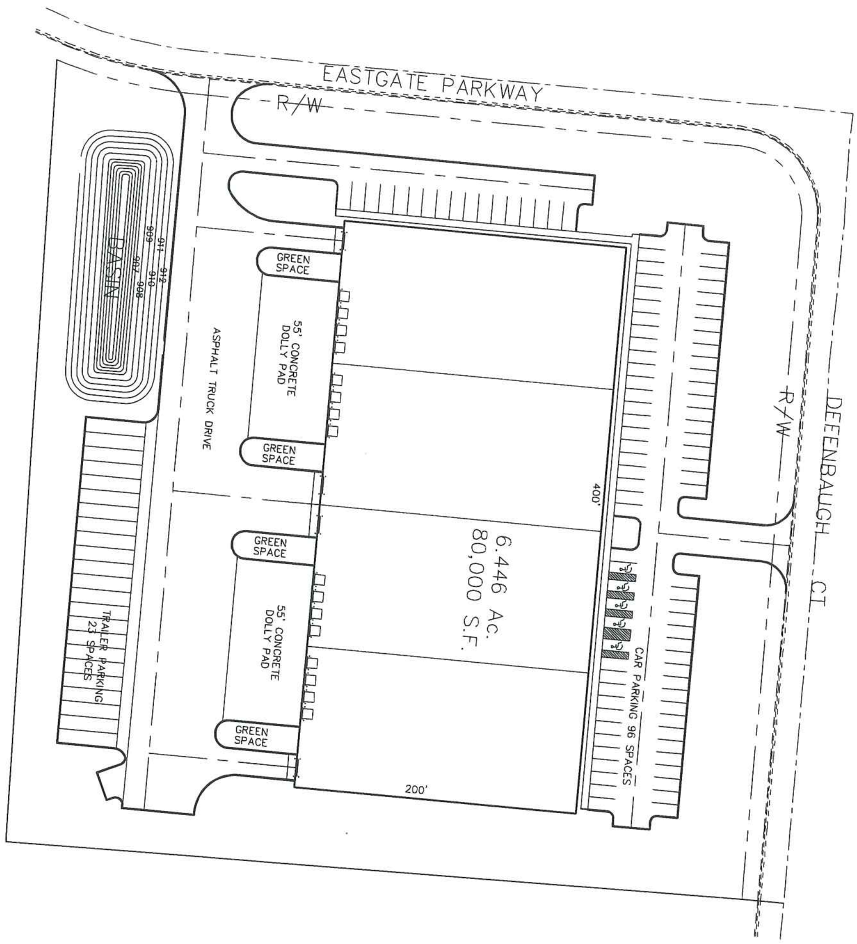
Mark F Taggart
Managing Member
Typed Name and Title

The City of Gahanna will assume responsibility for notification to the affected Board of Education.

This application will be attached to final Community Reinvestment Area Agreement as Exhibit A.

City of Gahanna

*Note: In contract with Deffenbaugh Investment Co LLC



File Name	
Date	12-13-13
Scale	1" = 40'
Sheet	1

FED ONE DUBLIN

8400 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
PHONE 614-873-0662
FAX 614-873-2684

SITE PLAN
DEFENBAUGH COURT
GAHANNA, OHIO

Name	Revision/Issue	Date