

TAX YEAR 2015 STATUS REPORT FOR:

EXHIBIT A - ORD-0088-2016

GAHANNA C.R.A. # 1

PROJECT INVESTMENT	PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS 1st HALF	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
\$ 650,000.00	025-012057	WESNEY BUILDING ONE LLC	100% 2004-2010 50% 2011-2018 per TIRC (15 yrs total)	520,000	188,400	\$ 5,898.76	Current	15 FT (MODIFIED 2011)	20 FT - 2 PT	2004-2018	GOOD	3/14/2016
\$ 2,450,000.00	025-012063	MHI OHIO COMMERCE CENTER	100% 2002-2010 50% 2011-2016 per TIRC (15 yrs total)	2,072,000	783,500	\$ 24,531.64	Current	50 FT (MODIFIED 2011)	45 FT - 4 PT	2002-2016	GOOD	3/14/2016
\$ 1,450,000.00	025-012070	TABALEEN LTD	100% / 10 YR	1,160,000	893,800	\$ 27,984.66	Current	20 FT	45 FT	2009-2018	GOOD	3/14/2016
\$ 1,130,000.00	025-012071	JCS PROPERTY MANAGEMENT LLC	100% 2009-2011 50% 2012-2018	1,298,700	592,900	\$ 18,564.00	Current	46 FT (MODIFIED 2012)	66 FT - 5 PT	2009-2018	GOOD	3/14/2016
\$ 1,000,000.00	025-012072	G & A BLAIS ENTERPRISES INC	100% / 10 YR	815,600	620,000	\$ 19,412.05	Current	30 FT	45 FT	2008-2017	GOOD	3/14/2016
\$ 700,000.00	025-012176	SASS PROPERTIES LTD	100% / 10 YR	1,033,900	800,000	\$ 25,047.80	Delinquent	23 FT	32 FT - 1 PT	2009-2018	GOOD	3/14/2016
\$ 6,600,000.00	025-013688	KENNEY FAMILY PARTNERSHIP II LLC	15 YR / 100%	10,800	9,900	\$ 310.41	Current	355 FT & 29 PT (in entire complex)	211 FT - 28 PT	2001-2015 LAST YEAR 2002-2013 abt. On prnt pcl 025-012181 2001 abt on grndprnt pcl 025-011768	FAIR	3/14/2016
	025-013689	KENNEY FAMILY PARTNERSHIP II LLC	15 YR / 100%	250,800	217,100	\$ 6,797.80	Current			2001-2015 LAST YEAR 2002-2013 abt. On prnt pcl 025-012181 2001 abt on grndprnt pcl 025-011768	FAIR	3/14/2016
	025-012182	R J REALTY ASSOCIATES LP	100% / 15 YR	210,800	187,500	\$ 5,871.03	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012183	DROWN MICHAEL G	100% / 15 YR	143,400	135,500	\$ 4,242.92	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012184	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	143,400	135,500	\$ 4,242.92	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012185	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	330,600	299,700	\$ 9,383.98	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012186	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	222,600	203,500	\$ 6,371.98	Current			2001-2015 LAST YEAR	FAIR	3/14/2016

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	025-012187	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	226,300	206,600	\$ 6,468.60	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012188	HEALTHPRO INC	100% / 15 YR	226,300	206,600	\$ 6,468.60	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012189	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	226,300	206,600	\$ 6,468.60	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012190	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	137,000	129,500	\$ 4,055.06	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012191	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	248,000	232,900	\$ 7,292.49	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012192	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	145,100	137,100	\$ 4,293.01	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012193	SHEAU LANG PROPERTIES LLC	100% / 15 YR	282,900	250,500	\$ 7,843.54	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012194	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	254,400	225,100	\$ 7,048.27	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012195	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	257,500	225,100	\$ 7,048.27	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012196	SIZEMORE, GLENN	100% / 15 YR	282,900	250,500	\$ 7,843.54	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012197	MANOS, GUY D. & CASSANDRA M.	100% / 15 YR	90,000	84,800	\$ 2,655.07	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012198	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	248,000	232,900	\$ 7,292.49	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012199	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	137,000	129,500	\$ 4,055.06	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012200	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	175,500	159,800	\$ 5,003.30	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012201	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	175,500	159,800	\$ 5,003.30	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012202	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	175,500	159,800	\$ 5,003.30	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012203	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	173,300	157,800	\$ 4,940.68	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012204	HART, STANLEY A. TR.	100% / 15 YR	170,200	154,300	\$ 4,831.54	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012205	MOTTS CAPITAL ENTERPRISE LLC	100% / 15 YR	174,200	158,600	\$ 4,965.73	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012206	FILONENKO DIMINTRY	100% / 15 YR	174,200	158,600	\$ 4,965.73	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012207	FILONENKO DIMINTRY	100% / 15 YR	174,200	158,600	\$ 4,965.73	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012208	BAUMANN, FREDERICK C. & MYRNA G. CO-TRS.	100% / 15 YR	174,200	158,600	\$ 4,965.73	Current			2001-2015 LAST YEAR	FAIR	3/14/2016

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	025-012209	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	174,200	158,600	\$ 4,965.73	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012210	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	174,200	158,600	\$ 4,965.73	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012211	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	170,200	154,300	\$ 4,831.54	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012212	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	207,600	186,800	\$ 5,848.66	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012213	DAVIS, JANET S & BOBBIE D CO-TRS	100% / 15 YR	207,600	186,800	\$ 5,848.66	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012214	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	207,600	186,800	\$ 5,848.66	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012215	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	207,600	186,800	\$ 5,848.66	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012216	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	230,400	207,200	\$ 6,487.38	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012217	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	166,900	153,100	\$ 4,793.97	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012218	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	361,200	328,400	\$ 10,282.12	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012219	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	126,700	119,800	\$ 3,750.91	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012220	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	182,900	166,600	\$ 5,216.21	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012221	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	196,000	177,900	\$ 5,570.45	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012222	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	196,000	177,900	\$ 5,570.45	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012223	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	209,300	187,000	\$ 5,854.92	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012224	ROUTE FAMILY INVESTMENTS LLC	100% / 15 YR	217,700	195,400	\$ 6,117.93	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012225	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	217,700	195,400	\$ 6,117.93	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
	025-012226	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	217,700	195,400	\$ 6,117.93	Current			2001-2015 LAST YEAR	FAIR	3/14/2016
\$ 390,000.00	025-012949	AIRFAST HOME IMPROVEMENT LLC	100% / 10 YR	698,900	579,400	\$ 18,140.87	Current	6.5 FT	6FT - 2 PT	2006-2015 LAST YEAR	GOOD	3/14/2016
\$ 1,430,000.00	025-013141	G & A BLAIS ENTERPRISES INC	100% / 10 YR	1,325,900	1,000,000	\$ 31,309.76	Current	4 FT	See 025-012072	2006-2015 LAST YEAR	GOOD	3/14/2016
\$ 2,400,000.00	025-013186	CP ROAD LLC	100% 2009-2011 50% 2012-2018	1,550,000	558,300	\$ 17,480.68	Current	40 FT	35 FT - 5 PT	2009-2018	GOOD	3/14/2016
\$ 1,200,000.00	025-013386	WAREHOUSE SPECIALISTS LLC	100% / 10 YR	1,312,700	900,000	\$ 28,178.78	Current	8 FT 17 PT	15 FT - 22 PT	2008-2017	GOOD	3/14/2016

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\$ 1,047,000.00	025-013598	NEXT LEVEL FITNESS & TRAINING LLC	75% / 7 YR	948,200	562,600	\$ 17,614.87	Delinquent	10 FT	2 FT - 25 PT	2009-2015 LAST YEAR	GOOD	3/14/2016
\$ 1,300,000.00	025-013623	SB43 PROPERTIES LLC	75% / 7 YR	1,055,400	624,700	\$ 19,559.65	Current	30 FT	25 FT - 2 PT	2010-2016	GOOD	3/14/2016
\$ 2,925,000.00	025-013692	EASTGATE PARTNERS	6 YR / 75% NEW CONST	2,297,900	1,232,300	\$ 38,583.46	Delinquent	40 FT	19 FT	2015-2020	GOOD	3/14/2016
\$ 1,355,000.00	027-000007	SPND LTD	100% / 15 YR	1,052,300	625,000	\$ 19,019.78	Current	6 FT	9 FT - 2 PT	2006-2020	GOOD	3/14/2016
\$ 26,027,000.00			TOTALS:	26,453,900	18,416,000	\$ 576,063.28	3	683 FT 47 PT	575 FT 98 PT	50 EXPIRING		

TAX YEAR 2015 STATUS REPORT FOR:

GAHANNA C.R.A. # 2

PROJECT INVESTMENT	PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	ESTIMATED TAX SAVINGS	TAX STATUS 1st HALF	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
\$ 4,555,500.00	025-003938	GROTE FAMILY LP	100% / 10 YRS	3,200,000	473,500	\$ 14,825.62	CURRENT	25 FT	138 FT - 4 PT	2007-2016	GOOD	3/14/2016
\$ 4,555,500.00			TOTALS	3,200,000	473,500	\$ 14,825.62		25 FT	138 FT 4 PT	0 EXPIRE		

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GAHANNA C.R.A. # 4

PROJECT INVESTMENT	PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS 1st HALF	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
\$ 1,275,000.00	025-013399	PRESTON DEVELOPMENT OF COLUMBUS LLC	100% / 15 YRS	1,797,400	1,425,000	\$ 44,616.40	CURRENT	5 FT 3 PT	32 FT - 6 PT	2008-2022	GOOD	3/14/2016
\$ 1,275,000.00			TOTALS:	1,797,400	1,425,000	\$ 44,616.40		5 FT 3 PT	32 FT 6 PT	0 EXPIRE		

TAX YEAR 2015 STATUS REPORT FOR:

GAHANNA #5

GAHANNA C.R.A. # 5

PROJECT INVESTMENT	PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	ESTIMATED TAX SAVINGS	TAX STATUS 1st HALF	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
\$ 300,000	025-00097	MILL STREET INVESTMENT CO LLC	12 YRS / 100% of remodeling	820,800	343,500	\$ 10,755.35	Current	40 FT	20 FT - 45 PT	2012-2023	GOOD	3/14/2016
\$ 2,050,000.00	025-004250	LEATHERBUCK LLC	12 YRS / 100% of remodeling	1,750,000	112,100	\$ 3,510.27	Current	17 FT	13 FT - 12 PT	2011-2022	FAIR	3/14/2016
\$ 880,000.00	025-007434	LINCOLN CIRCLE PARTNERS LLC	100% 15 YRS	497,600	405,200	\$ 12,686.71	Current	8 FT	12 FT - 6 PT	2011-2025	GOOD	3/14/2016
\$ 3,230,000			TOTALS:	\$ 3,068,400.00	\$ 860,800.00	\$ 26,952.33		65 FT	45 FT 63 PT	0 EXPIRE		

PROJECT INVESTMENT	PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	ESTIMATED TAX SAVINGS	TAX STATUS 1st HALF	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
\$ 59,000	025-000160	GORSUCH NORMA J	10 YRS / 100% of remodeling	160,800	59,000	\$ 1,536.22	Current	N/A - residential	N/A - residential	2011-2020	N/A - residential	3/3/2016
\$ 9,500	025-000319	TREMANTE VINCENT J & AMY L	10 YRS / 100% of remodeling	142,100	9,500	\$ 247.73	Current	N/A - residential	N/A - residential	2012-2021	N/A - residential	3/3/2016
\$ 64,000	025-013503	CLARK MARK W & BILLIE J	100% 15 YRS	326,700	294,400	\$ 7,665.46	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 112,800	025-013508	CREEKSIDE EQUITY PARTNERS LLC	100% 15 YRS	307,100	275,300	\$ 7,168.51	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 37,500	025-013514	OLON MARIE A	100% 15 YRS	187,700	169,400	\$ 4,410.76	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 37,500	025-013515	BAILEY CYNTHIA A & SANDRA M MILLER	100% 15 YRS	194,800	175,600	\$ 4,572.20	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 64,000	025-013529	ROHAN RAHI LLC	100% 15 YRS	334,400	292,300	\$ 7,611.15	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 104,000	025-013531	BERNIE COHEN VENTURE LTD	100% 15 YRS	334,400	296,300	\$ 7,715.30	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 53,900	025-013544	SCOTT GREGORY A & LAURA L	100% 15 YRS	283,900	245,900	\$ 6,403.01	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 64,700	025-013551	McLAUGHLIN JENNIFER	100% 15 YRS	342,200	299,800	\$ 7,806.06	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 77,200	025-013558	GOULD DWAIN E	100% 15 YRS	409,600	366,200	\$ 9,534.96	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 920,900	025-013659	FANJIANG GARY & GISELLE CHAN	100% 15 YRS	1,053,000	920,900	\$ 23,978.37	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 831,300	025-013661	WANG PETER & CONNIE LUK	100% 15 YRS	971,000	831,300	\$ 21,645.40	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/3/2016
\$ 2,436,300	** ALL CREEKSIDE CONDO PARCELS THAT HAVEN'T SOLD BY 12/31/2012 ARE TO BE MADE ALL TAXABLE FOR TX YR 2013 **		TOTALS:	\$ 5,047,700.00	\$ 4,235,900.00	\$ 110,295.13						

\$ 5,666,300.00

\$ 137,247.46

MEMO

To: Gahanna Tax Incentive Review Council
From: Department of Planning & Development
Date: 6/8/2016
RE: Underperforming CRA properties

On December 31, 2015, 50 tax abatement agreements expired in the City of Gahanna CRA#1 (47 of these were units within the Taylor Station Commerce Center). Of the remaining 16 tax abated properties, 3 were identified as underperforming in 2015. Given the extenuating circumstances surrounding each property, staff proposes to continue the abatements and monitor the status of each property. Staff will provide technical assistance as well as expansion & retention resources to the property owners and businesses to aid in program compliance in addition to any action proposed by the TIRC. The following is a brief explanation as to the status of each of the properties and the staff recommended action.

CRA#1 (post-1994)

960-1020 Claycraft Road (Parcel #025-012063)

Building Status: Low job numbers
Job Commitment: 50 full-time
Reported Jobs 2014: 40 full-time, 1 part-time
Reported Jobs 2015: 45 full-time, 4 part-time
Staff Recommendation: Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2011, Gahanna City Council approved a tax abatement modification for this property from 100% to 50% for the remaining term set to expire on December 31, 2016. After the loss of some major tenants in 2013 and a change in ownership, the site has been revitalized and all suites are now occupied. The project experienced a net job gain in 2015 and are currently performing at 94%. Staff will continue to work with the property management group, evaluate new job creation opportunities and offer retention & expansion resources to existing businesses. Staff recommends no TIRC action at this time.

663 -669 Cross Pointe Road (Parcel #025-013186)

Building Status: Low job numbers
Job Commitment: 40 full-time
Reported Jobs 2014: 34 full-time, 2 part-time
Reported Jobs 2015: 35 full-time, 5 part-time
Staff Recommendation: Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2012, Gahanna City Council approved a tax abatement modification for this property from 100% to 50% for the remaining term expiring on December 31, 2018. The property has two long term tenants that experienced a net job gain of 3.5 full-time equivalent job in 2015. This property was transferred to a new owner in 2014 and is currently performing at 93.75%. Staff will continue working with the property management group to assist in promotion of the site and vacant space to potential tenants. Staff recommends no TIRC action at this time.

1655-1675 Eastgate Parkway (Parcel #025-013623)

Building Status: Low job numbers
Job Commitment: 30 full-time
Reported Jobs 2014: 28 full-time
Reported Jobs 2015: 25 full-time, 2 part-time
Staff Recommendation: Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2015 the business suffered the unfortunate loss of one of the two owners. The business managed to remain open and was able to retain 83.3% of their job creation agreement. Their tax abatement is set to expire at the end of this year but staff will continue working with the property/business owner to evaluate new job creation opportunities and offer retention & expansion resources. Staff recommends no TIRC action at this time.