

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	EMPLOYEES AS OF 12/31/2018	PAYROLL AS OF 12/31/2018	EFFECTIVE YEARS	BUILDING STATUS	DATE INSPECTED
025-012057	WESNEY BUILDING ONE LLC	15 YRS - 100% 2004-2010 50% 2011-2018	560,000	208,400	\$ 6,572.38	CURRENT	15 FT	28 FT - 1 PT	N/A	2004-2018 LAST YEAR	GOOD	4/12/2019
025-012070	THE SPECIALIST PROPERTIES LLC	10 YRS - 100% 2009-2017 75% 2018	1,195,000	715,700	\$ 22,571.73	CURRENT	10 FT Modified fr 20	6 FT - 18 PT	N/A	2009-2018 LAST YEAR	GOOD	4/12/2019
025-012071	CROSS POINTE DEVELOPMENT LLC	10 YRS - 100% 2009-2011 50% 2012-2018	1,095,600	491,400	\$ 15,497.45	CURRENT	46 FT	43 FT - 1 PT	N/A	2009-2018 LAST YEAR	GOOD	4/12/2019
025-012176	SASS PROPERTIES LTD	10 YRS 100% 2009-2018	1,000,000	766,200	\$ 24,163.91	DELQ - \$4,055.88	26 FT	30 FT	N/A	2009-2018 LAST YEAR	GOOD	4/12/2019
025-012942	670 GAHANNA INVESTMENTS LLC	15 YRS 100% 2017-2031	2,100,000	1,710,000	\$ 53,928.86	CURRENT	193 FT	250 FT - 3 PT	N/A	2017-2031	GREAT	4/12/2019
025-013186	CP ROAD LLC	10 YRS - 100% 2009-2011 50% 2012-2018	1,550,000	604,900	\$ 19,077.39	CURRENT	40 FT	30 FT - 5 PT	N/A	2009-2018 LAST YEAR	GOOD	4/12/2019
025-013692	EASTGATE PARTNERS LLC	6 YRS - 75% 2015-2020	2,400,000	1,535,300	\$ 48,419.73	CURRENT	30 FT	30 FT - 2 PT	N/A	2015-2020	GOOD	4/12/2019
JEFFERSON TWP VOTING:												
027-000007	SPND LTD	15 YRS - 100% 2006-2017 75% 2018-2020	1,050,000	467,000	\$ 14,385.62	DELQ - \$12,877.09	12 FT Modified fr 18	8 FT - 3 PT	N/A	2006-2020	GOOD	4/12/2019
		TOTALS:	10,950,600	6,498,900	\$ 204,617.07	2 DELQ				5 EXPIRE		

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TAX YEAR 2018 STATUS REPORT

PRE 94

GAHANNA C.R.A. #2

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	ESTIMATED # OF JOBS	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
025-003938	GROTE FAMILY LIMITED PARTNERSHIP	100% / 15 YRS	3,240,000	477,900	\$ 15,072.15	CURRENT	136 FT - 8 PT	2007-2021	GOOD	4/12/2019
		TOTALS:	3,200,000	477,900	\$ 15,072.15			0 EXPIRE		

TAX YEAR 2018 STATUS REPORT FOR:

PRE 94

GAHANNA C.R.A. #3

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	ESTIMATED # OF JOBS	CURRENT # OF JOBS	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
025-013633-00	CHIPPEWA BUILDING LLC	50% /10 YRS	1,400,000	548,900	\$ 17,311.30	Current	7 FT - 1 PT	9FT - 1PT	2018-2027	GREAT	4/12/2019
		TOTALS:	1,400,000	548,900	\$ 17,311.30				0 EXPIRE		

TAX YEAR 2018 STATUS REPORT

PRE 94

GAHANNA C.R.A. # 4

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	ESTIMATED # OF JOBS	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
025-013399	PRESTON DEVELOPMENT OF COLS	100% / 15 YRS	1,800,000	1,427,600	\$ 45,022.71	Current	27 FT - 6 PT	2008-2022	GOOD	4/12/2019
		TOTALS:	1,800,000	1,427,600	\$ 45,022.71			0 EXPIRE		

Legislation for this area was passed by Gahanna City Council Dec. 15, 1992
Pre-1994 Legislation

TAX YEAR 2018 STATUS REPORT

PRE 94

GAHANNA C.R.A. #5

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	ESTIMATED # OF JOBS	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
025-000097	MILL ST INVESTMENT CO LLC	12 YRS / 100%	820,500	343,400	\$ 10,829.92	Current	20 FT - 40 PT	2012-2023	GOOD	4/12/2019
025-000160	JL TEAM LLC	10 YRS / 100%	152,500	48,800	\$ 1,248.00	Current	N/A - residential	2011-2020	GOOD	4/12/2019
025-000319	COCHRAN LORI L	10 YRS / 100%	168,400	11,600	\$ 296.66	Current	N/A - residential	2012-2021	GOOD	4/12/2019
025-004250	LEATHERBUCK LLC	12 YRS / 100%	1,800,000	122,300	\$ 3,857.47	Current	16 FT - 13 PT	2011-2022	GOOD	4/12/2019
025-007434	LINCOLN CIRCLE PARTNERS LLC	15 YRS / 100%	550,000	457,600	\$ 14,431.49	Current	12 FT - 8 PT	2011-2025	GOOD	4/12/2019
025-013503	CLARK MARK W TR	15 YRS / 100%	281,500	256,500	\$ 6,560.08	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013508	COMM 2014-UBS2 MILL STREET LLC	15 YRS / 100%	295,000	270,000	\$ 6,904.96	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013514	OLON MARIE A	15 YRS / 100%	168,900	143,900	\$ 3,680.45	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013515	BAILEY CYNTHIA A	15 YRS / 100%	173,400	148,400	\$ 3,795.17	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013529	ROHAN RAHI LLC	15 YRS / 100%	216,500	191,500	\$ 4,897.77	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013531	BERNIE COHEN VENTURE LTD	15 YRS / 100%	281,500	256,500	\$ 6,560.08	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013544	SCOTT GREGORY A	15 YRS / 100%	258,100	233,100	\$ 5,961.64	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013551	DELEWSKI DUSTIN	15 YRS / 100%	296,300	271,300	\$ 6,938.56	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013558	GOULD DWAIN E	15 YRS / 100%	327,300	302,300	\$ 7,731.36	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013659	FANJIANG GARY	15 YRS / 100%	861,500	726,500	\$ 18,579.81	Current	N/A - residential	2008-2022	GOOD	4/12/2019
025-013661	COHEN BERNARD R	15 YRS / 100%	786,100	636,100	\$ 16,267.94	Current	N/A - residential	2008-2022	GOOD	4/12/2019
		TOTALS:	7,437,500	4,419,800	\$ 118,541.36			0 EXPIRE		

** ALL CREEKSIDE CONDO PARCELS THAT HAVEN'T SOLD BY 12/31/2012 ARE TO BE MADE ALL TAXABLE FOR TX YR 2013 **

Date: 8/22/2019
To: Gahanna Tax Incentive Review Council
From: Department of Planning & Development
RE: Underperforming CRA properties

There are currently 3 properties within the Gahanna CRA#1 District that are underperforming in their job creation requirements. A summary of the properties are below.

**735 Cross Pointe Rd.
(Parcel #025-012071)**

Job Commitment:

46 full-time

2018 Jobs Reported:

43 full-time, 1 part-time

2017 Jobs Reported:

38 full-time, 2 part-time

Original Abatement:

100% from 2009-2011

Modified Abatement:

50% from 2012-2018

Abatement Status:

Expired on 12/31/18



In 2018, the property had 43.5 jobs, which is a 12% increase from the job count reported in 2017. However, the 2018 job count was 2.5 jobs below the 46 jobs required by the CRA Agreement. Currently, there are four businesses that are located within the facility, which is completely occupied. These companies are in the manufacturing, construction and equipment maintenance industries. One of the four businesses indicated that they are in the process of growing their employment, which would lead to higher job counts in the near future. In 2012, the property tax abatement was reduced from 100% to 50% as a result of underperforming in their job creation requirements.

Staff has communicated with the property owner about the job creation requirement within the CRA Agreement. It is the position of Staff that the property owner substantially satisfied their contractual job creation obligations. Therefore, Staff requests the TIRC consider recommending no additional changes to the CRA Agreement.

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

Job Commitment:

40 full-time

2018 Jobs Reported:

30 full-time, 5 part-time

2017 Jobs Reported:

30 full-time, 5 part-time

Original Abatement:

100% from 2009-2011

Modified Abatement:

50% from 2012-2018

Abatement Status:

Expired on 12/31/18



In 2018, the property had 32.5 jobs, which was 7.5 jobs below the 40 jobs required by the CRA Agreement. The property didn't change its job performance from 2017. In 2012, the property tax abatement was reduced from 100% to 50% as a result of underperforming in their job creation requirements. Currently, there are two businesses that are located within the facility, which is completely occupied. These companies are in the medical device and construction trade industries. One of the two businesses indicated that they are in the process of growing their employment, which would lead to higher job counts in the near future. Although this proposed business expansion doesn't assist in satisfying the 2018 job creation requirements, it will benefit the property and the City of Gahanna. In 2012, the property tax abatement was reduced from 100% to 50% as a result of underperforming in their job creation requirements.

Staff has communicated with the property owner about job creation requirement within the CRA Agreement. It is the position of Staff that the property owner substantially satisfied their contractual job creation obligations. Therefore, Staff requests the TIRC consider recommending no additional changes to the CRA Agreement.

**600 Taylor Station Road
(Parcel #027-000007)**

Job Commitment:

12 full-time

2018 Jobs Reported:

8 full-time, 3 part-time

2017 Jobs Reported:

10 full-time, 3 part-time

Original Abatement:

100% from 2006-2017

Modified Abatement:

50% from 2018-2020

Abatement Status:

Active until 12/31/20



In 2018, the property had 9.5 jobs, which was 1.5 jobs below the 12 jobs required by the CRA Agreement. The property declined in their job performance from 2017 by 2 jobs. In 2018, the property tax abatement was reduced from 100% to 75% as a result of underperforming in their job creation requirements. Currently, there is one business are located within the facility, which is completely occupied. This company is in the medical services industry. This business owns the property and is unfortunately experiencing a reduction in staffing.

Staff has communicated with the property owner about job creation requirement within the CRA Agreement. It is the position of Staff that the City should work with the business and provide technical assistance in order to help them grow and expand their business. Technical assistance may include providing contacts with other businesses to expand their market, providing demographic data to assist in business marketing services and include them in regional business events to help grow their presence in the community. This could assist with improving the job numbers on the property. Therefore, Staff requests the TIRC consider recommending no additional changes to the CRA Agreement and encourage the City to provide technical assistance to help support the business.