

Franklin County Economic Development and  
Planning Department

City of Gahanna Tax Incentive Review Committee

Monday, August 25, 2025  
10:20 a.m.

Judicial Services Building  
369 South High Street, 1st Floor  
Columbus, Ohio 43215

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1 ATTENDEES:  
 2 Michael Stinziano  
 Emanuel Torres  
 3 Lois Carson  
 Anthony Jones  
 4 Nate Shipman  
 Cherrelle Turner  
 5 Rachel Zarick  
 Cliff Hetzel  
 6 Jeff Kessler  
 Opal Brant  
 7 Jeff Gottke  
 Joann Bury  
 8 Rich Courter  
 Joe Laborie  
 9 Harrison Zeller, also present  
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1 -----  
 2 PROCEEDINGS  
 3 -----  
 4 MR. STINZIANO: Greetings. Welcome to  
 5 the tax year 2024 City of Gahanna Tax Incentive  
 6 Review Council meeting. Today is August 25, 2025.  
 7 I'm Michael Stinziano, Franklin County Auditor,  
 8 which also makes me the statutory Chair of today's  
 9 TIRC.  
 10 At this time, I'll ask each TIRC member  
 11 or designee to please state your name and the  
 12 agency you're representing.  
 13 I will begin. Franklin County Auditor,  
 14 Michael Stinziano.  
 15 From the Board of Commissioners?  
 16 MR. JONES: Anthony Jones, Board of  
 17 Commissioners.  
 18 MS. CARSON: Lois Carson, Franklin  
 19 County Board of Commissioners.  
 20 MR. STINZIANO: City of Gahanna?  
 21 MR. KESSLER: Jeff Kessler, City of  
 22 Gahanna.  
 23 MR. COURTER: Rich Courter, Jefferson  
 24 Township.

1 MR. HETZEL: Cliff Hetzel,  
 2 Gahanna-Jefferson Schools.  
 3 MR. LABORIE: Joe Laborie, Jefferson  
 4 Township.  
 5 MS. TURNER: Eastland-Fairfield Career  
 6 & Technical Schools, Cherrelle Turner.  
 7 MR. STINZIANO: Cherrelle has done this  
 8 enough times. She knows I go down the list.  
 9 Is there anyone else that would like to  
 10 announce themselves for purposes of the minutes?  
 11 MS. BRANT: Opal Brant, City of  
 12 Gahanna.  
 13 MS. ZARICK: Rachel Zarick, City of  
 14 Gahanna.  
 15 MS. BURY: Joann Bury, City of Gahanna.  
 16 MR. GOTTK, Jeff Gottke, City of  
 17 Gahanna.  
 18 MR. STINZIANO: Thank you. Any  
 19 individuals from the Auditor's Office?  
 20 MR. SHIPMAN: Nate Shipman, Franklin  
 21 County Auditor's Office.  
 22 MR. STINZIANO: Thank you all. Are  
 23 there any additional stakeholders, people from the  
 24 public, or media that would like to announce

1 themselves for purposes of today's minutes?  
 2 Hearing none, for voting purposes,  
 3 there's going to be an opportunity to vote in the  
 4 affirmative, as well as opportunities to vote in  
 5 opposition and abstention. If we are not aware of  
 6 an abstention or vote in opposition, it's going to  
 7 be presumed it was a vote in support and just was  
 8 not loud or quick enough.  
 9 We will now call today's meeting to  
 10 order. We will begin with review of last year's  
 11 minutes, dated August 27, 2024. Are there any  
 12 desired corrections or changes?  
 13 Hearing no further review, I'd like to  
 14 seek a motion to approve the minutes.  
 15 MR. JONES: Motion to approve.  
 16 MR. LABORIE: Second.  
 17 MR. STINZIANO: It's been moved and  
 18 seconded. All those in favor, please signify by  
 19 voting "aye."  
 20 MR. SHIPMAN: Aye.  
 21 MR. JONES: Aye.  
 22 MS. CARSON: Aye.  
 23 MR. KESSLER: Aye.  
 24 MR. COURTER: Aye.

1       MR. HETZEL: Aye.  
 2       MR. LABORIE: Aye.  
 3       MS. TURNER: Aye.  
 4       MR. STINZIANO: Same sign for any  
 5 opposition.  
 6       And any abstentions.  
 7       The minutes have passed. We will now  
 8 do our CRA report review. We will review and vote  
 9 on the status of each post-94 CRA abatement report  
 10 for tax year 2024 and acknowledge the auditor's  
 11 delinquent parcel list included in the packet.  
 12       The floor is yours.  
 13       MS. ZARICK: Thank you. Okay. So  
 14 thank you all for being here. We are going to go  
 15 one by one through our post-94 CRAs.  
 16       First, I would like to make a couple  
 17 notes just for the -- to help you all kind of go  
 18 through this. First, we would like to say that we  
 19 would like to recommend the continuation of all of  
 20 the abatements that you're going to see today. We  
 21 went through them all and they are all meeting  
 22 their goals. And you guys are going to see that  
 23 when we get there.  
 24       I would also like to note that we

1 totaled out all of the payroll, that all of  
 2 them -- all of the abatements reported this year.  
 3 And we're looking at about \$80.6 million total. I  
 4 know that you guys can't see that when they're all  
 5 kind of split out the way they are. So we just  
 6 wanted to report that, per the agreements, they're  
 7 only supposed to have around \$34.8 million for  
 8 payroll. So they are exceeding by about  
 9 \$46 million. So we just wanted to share that with  
 10 you guys.  
 11       Okay. Let's get started. All right.  
 12 So our first one up is CP Road, LLC. We are going  
 13 to go kind of left to right. So on the bottom is  
 14 where I'm going to direct you. Your "Agreement  
 15 Benchmarks" is what is stated in the agreement.  
 16 And then on the right is "As Verified." So those  
 17 are the forms that they're going to give to us  
 18 every year. And those are the numbers that we  
 19 kind of compare them to.  
 20       Okay. So down at the bottom we have  
 21 benchmarks. We're going to go over the number of  
 22 retained jobs and the payroll retained. The  
 23 number of jobs created was 20. And the new  
 24 payroll created was 900,000. As we verified, they

1 did have 36 total jobs there. And they are  
 2 exceeding about \$1.9 million in payroll.  
 3       MR. STINZIANO: Thank you for the  
 4 report and recommendation.  
 5       Are there any questions or comments?  
 6       Hearing no further review, I'd like to  
 7 seek a motion to accept the CRA report, find it in  
 8 compliance, and recommend continuation.  
 9       MR. JONES: Motion to approve.  
 10       MR. HETZEL: Second.  
 11       MR. STINZIANO: It's been moved and  
 12 seconded. All those in favor, please signify by  
 13 voting "aye."  
 14       MR. SHIPMAN: Aye.  
 15       MR. JONES: Aye.  
 16       MS. CARSON: Aye.  
 17       MR. KESSLER: Aye.  
 18       MR. COURTER: Aye.  
 19       MR. HETZEL: Aye.  
 20       MR. LABORIE: Aye.  
 21       MS. TURNER: Aye.  
 22       MR. STINZIANO: Same sign for any  
 23 opposition.  
 24       And any abstentions.

1       The report's accepted and continuation  
 2 recommended.  
 3       MS. ZARICK: Okay. Moving on, we have  
 4 Goldeneye CrossPointe. This is a  
 5 20,000-square-foot building. Their first  
 6 reporting year was 2016. The last reporting year  
 7 will be 2030. Their abatement is 15 years for  
 8 100 percent. Down at the bottom, they have --  
 9 their number of jobs retained is 93. The payroll  
 10 retained is exceeding what their agreement has  
 11 stated. So they're at about \$13.7 million.  
 12       We just wanted to note also that if  
 13 that doesn't match from the left to the right  
 14 side, it's because the retained payroll we wanted  
 15 to capture is the total payroll as they retained  
 16 for tax year 2024. So that's why it's a little  
 17 bit higher than what you see on your left side.  
 18       And then moving down, their number of  
 19 new retained -- their number of created jobs is  
 20 136, so they're 36 over. And that new payroll is  
 21 about \$9.3 million. So keep in mind, the \$9.3  
 22 million is part of that \$13 million.  
 23       MR. STINZIANO: Thank you for the  
 24 report and recommendation.

1       Are there any questions or comments?  
 2       Seeing no further review, I'd like to  
 3    seek a motion to accept the CRA report, find it in  
 4    compliance, and recommend continuation.  
 5       MR. JONES: Motion to approve.  
 6       MR. LABORIE: Second.  
 7       MR. STINZIANO: It's been moved and  
 8    seconded. All those in favor, please signify by  
 9    voting "aye."  
 10      MR. SHIPMAN: Aye.  
 11      MR. JONES: Aye.  
 12      MS. CARSON: Aye.  
 13      MR. KESSLER: Aye.  
 14      MR. COURTER: Aye.  
 15      MR. HETZEL: Aye.  
 16      MR. LABORIE: Aye.  
 17      MS. TURNER: Aye.  
 18      MR. STINZIANO: Same sign for any  
 19    opposition.  
 20      And any abstentions.  
 21      The report's accepted and continuation  
 22    recommended.  
 23      MS. ZARICK: Okay. We're moving on to  
 24    Suburban Steel, a long-standing Gahanna business.

1       MR. SHIPMAN: Aye.  
 2       MR. JONES: Aye.  
 3       MS. CARSON: Aye.  
 4       MR. KESSLER: Aye.  
 5       MR. COURTER: Aye.  
 6       MR. HETZEL: Aye.  
 7       MR. LABORIE: Aye.  
 8       MS. TURNER: Aye.  
 9       MR. STINZIANO: Same sign for any  
 10   opposition.  
 11      And any abstentions.  
 12      The report's accepted and continuation  
 13    recommended.  
 14      MS. ZARICK: Okay. Let's move on to  
 15    Buckeye Elm. Their first reporting year was 2020,  
 16    and their last will be 2029. We wanted you to  
 17    keep in mind, as you read the bottom, that this  
 18    abatement has a ten-year span on its agreement.  
 19    So they have ten years to create both the payroll  
 20    and the jobs. So they are still technically  
 21    within their job creation window. So I just  
 22    wanted you to keep that in mind as we go down to  
 23    the bottom, okay?  
 24      So down at the bottom, we have the

1   Suburban Steel, they started reporting in 2019 and  
 2   their last year will be 2030. Their term is 12  
 3   years, 100 percent. They did expand into a  
 4   3,500-square-foot building. This is an expansion.  
 5   They make steel parts for buildings and also,  
 6   think for your home, for guardrails next to your  
 7   stairs, things like that.  
 8       Okay. Moving down to the bottom, they  
 9   have 73 retained jobs, which is right where they  
 10   should be. Their payroll retained is about \$6.8  
 11   million. Their new jobs created is 19, which far  
 12   exceeds what their agreement had for them. And  
 13   their new created payroll is about \$3.6 million.  
 14      MR. STINZIANO: Thank you for the  
 15   report and recommendation.  
 16      Any questions or comments?  
 17      Hearing no further review, I'd like to  
 18   seek a motion to accept the report, find it in  
 19   compliance, and recommend continuation.  
 20      MS. CARSON: Motion so moved.  
 21      MR. HETZEL: Second.  
 22      MR. STINZIANO: It's been moved and  
 23   seconded. All those in favor, please signify by  
 24   voting "aye."

1   number of retained jobs is 25. The payroll  
 2   retained is \$3.2 million. And the new jobs that  
 3   they've created is 19. Their new payroll created  
 4   is \$1.2 million. So they're right on track.  
 5   We've met with them a couple times, and we just  
 6   want to make sure that we're all still under the  
 7   understanding that they're going to meet those  
 8   benchmarks. And they seem to be understanding of  
 9   that.  
 10      MR. STINZIANO: Thank you for the  
 11   report and recommendation.  
 12      Any questions or comments?  
 13      Hearing no further review, I'd like to  
 14   seek a motion to accept the report, find it in  
 15   compliance, and recommend continuation.  
 16      MS. ZARICK: Okay --  
 17      MR. STINZIANO: Wait, wait. We've got  
 18   to vote.  
 19      MS. ZARICK: I'm sorry. I do it  
 20   every --  
 21      MR. JONES: Motion to approve.  
 22      MR. LABORIE: Second.  
 23      MR. STINZIANO: It's been moved and  
 24   seconded. All those in favor, please signify by

1 voting "aye."  
 2 MR. SHIPMAN: Aye.  
 3 MR. JONES: Aye.  
 4 MS. CARSON: Aye.  
 5 MR. KESSLER: Aye.  
 6 MR. COURTER: Aye.  
 7 MR. HETZEL: Aye.  
 8 MR. LABORIE: Aye.  
 9 MS. TURNER: Aye.  
 10 MR. STINZIANO: Same sign for any  
 11 opposition.  
 12 And any abstentions.  
 13 The report's accepted and continuation  
 14 recommended.  
 15 MS. ZARICK: Thank you. Okay. We're  
 16 going to move on to Realrona. If you're not  
 17 familiar with that name, you might know them by  
 18 Rosen USA. Actually, their first year was  
 19 reported in 2024, so this is the first time.  
 20 Their last year will be 2037.  
 21 So I also want to say, for their terms  
 22 and percentage, it should be 15 years for  
 23 100 percent. They are also within their job  
 24 creation window. So keep that in mind as we go

1 voting "aye."  
 2 MR. SHIPMAN: Aye.  
 3 MR. JONES: Aye.  
 4 MS. CARSON: Aye.  
 5 MR. KESSLER: Aye.  
 6 MR. COURTER: Aye.  
 7 MR. HETZEL: Aye.  
 8 MR. LABORIE: Aye.  
 9 MS. TURNER: Aye.  
 10 MR. STINZIANO: Same sign for any  
 11 opposition.  
 12 And any abstentions.  
 13 The report's accepted and continuation  
 14 recommended.  
 15 MS. ZARICK: Okay. We're going to move  
 16 on to Franklin Peak. Their first reporting year  
 17 was 2018 and their last will be 2032. Their term  
 18 is 15 years, 100 percent abatement. If you are  
 19 not familiar with this, I hope that you make  
 20 yourself familiar with it. This is up at the Peak  
 21 at Edison at the highest point in Franklin County.  
 22 You can have a drink at Franklin Brewery next door  
 23 and enjoy the outdoor scenery today, because it's  
 24 supposed to be nice.

1 down to the bottom, okay?  
 2 I just want to make a note that this is  
 3 a great Gahanna business. And we wanted to say  
 4 that we're happy that they continue to expand in  
 5 Gahanna. They make oil drilling technology that  
 6 monitors if there are any breaks in, like, the  
 7 hole that they drill basically. So a very cool  
 8 business in Gahanna.  
 9 All right. Let's move down to the  
 10 bottom. So their actual retained jobs is 41.  
 11 Their payroll currently is \$4.4 million. And  
 12 that's all of their retained. Their new jobs that  
 13 they've created is 27. And their new payroll that  
 14 they've created is \$1.3 million.  
 15 MR. STINZIANO: Thank you for the  
 16 report and recommendation.  
 17 Any questions or comments?  
 18 Hearing no further review, I'd like to  
 19 seek a motion to accept the report, find it in  
 20 compliance, and recommend continuation.  
 21 MR. COURTER: So moved.  
 22 MR. HETZEL: Second.  
 23 MR. STINZIANO: It's been moved and  
 24 seconded. All those in favor, please signify by

1 Moving down to the bottom, their actual  
 2 retained jobs are 131, which is hitting right  
 3 where they should. Their payroll retained is  
 4 about \$13 million. Their new jobs created is 29.  
 5 And their new payroll that they've created is \$3.7  
 6 million.  
 7 MR. STINZIANO: Thank you for the  
 8 report and recommendation.  
 9 Any questions or comments?  
 10 Hearing no further review, I'd like to  
 11 seek a motion to accept the report, find it in  
 12 compliance, and recommend continuation.  
 13 MR. COURTER: So moved.  
 14 MR. HETZEL: Second.  
 15 MR. STINZIANO: It's been moved and  
 16 seconded. All those in favor, please signify by  
 17 voting "aye."  
 18 MR. SHIPMAN: Aye.  
 19 MR. JONES: Aye.  
 20 MS. CARSON: Aye.  
 21 MR. KESSLER: Aye.  
 22 MR. COURTER: Aye.  
 23 MR. HETZEL: Aye.  
 24 MR. LABORIE: Aye.

1 MS. TURNER: Aye.  
 2 MR. STINZIANO: Same sign for any  
 3 opposition.  
 4 And any abstentions.  
 5 The report's accepted and continuation  
 6 recommended.  
 7 MS. ZARICK: Okay. To the Chippewa  
 8 Building. So their first reporting year was 2017,  
 9 and their last will be 2026, so it's coming up  
 10 here soon. This is a business that basically has  
 11 used and new environmental equipment. So think  
 12 street cleaners, sewer cleaners, garbage trucks,  
 13 things like that.  
 14 So we're moving down to the bottom.  
 15 Their actual retained jobs is eight. Their  
 16 payroll that they've retained is about \$2.1  
 17 million. The new jobs that they've created is 16,  
 18 which is over what they were supposed to for the  
 19 parameters that they have in their agreement. And  
 20 their new payroll that they've created is about  
 21 \$1.5 million.  
 22 MR. STINZIANO: Thank you for the  
 23 report and recommendation.  
 24 Any questions or comments?

1 Gahanna Parkway, also a lovely Gahanna business.  
 2 This is the Edge Innovation Hub. Their first year  
 3 that they reported was 2018, and their last will  
 4 be 2029. Their term is 12 years, 100 percent  
 5 abatement. We just wanted to highlight some of  
 6 the fun businesses in here.  
 7 If you've ever heard of BeeHex, this is  
 8 a company that is actually making digital frosting  
 9 printing. So if you go to Kroger, sometimes  
 10 they'll have those in-store. And you could put a  
 11 cake in and you could say, "happy birthday," and  
 12 it'll type it out for you. So a very interesting  
 13 business in Gahanna.  
 14 We're going to move down to the bottom.  
 15 The actual retained jobs is 11. The payroll that  
 16 they've retained is zero. That is per their  
 17 agreement. I just want to make that clear. Their  
 18 new jobs that they've created is 17. And the new  
 19 payroll that they've created is \$1.8 million.  
 20 MR. STINZIANO: Thank you for the  
 21 report and recommendation.  
 22 Any questions or comments?  
 23 Hearing no further review, I'd like to  
 24 seek a motion to accept the report, find it in

1 Hearing no further review, I'd like to  
 2 seek a motion to accept the report, find it in  
 3 compliance, and recommend continuation.  
 4 MR. COURTER: So moved.  
 5 MR. JONES: Second.  
 6 MR. STINZIANO: It's been moved and  
 7 seconded.  
 8 Did you get who seconded?  
 9 All right. All those in favor, please  
 10 signify by voting "aye."  
 11 MR. SHIPMAN: Aye.  
 12 MR. JONES: Aye.  
 13 MS. CARSON: Aye.  
 14 MR. KESSLER: Aye.  
 15 MR. COURTER: Aye.  
 16 MR. HETZEL: Aye.  
 17 MR. LABORIE: Aye.  
 18 MS. TURNER: Aye.  
 19 MR. STINZIANO: Same sign for any  
 20 opposition.  
 21 And any abstentions.  
 22 The report's accepted and continuation  
 23 recommended.  
 24 MS. ZARICK: Okay. Let's move on to

1 compliance, and recommend continuation.  
 2 MR. LABORIE: So moved.  
 3 MR. JONES: Second.  
 4 MR. STINZIANO: It's been moved and  
 5 seconded. All those in favor, please signify by  
 6 voting "aye."  
 7 MR. SHIPMAN: Aye.  
 8 MR. JONES: Aye.  
 9 MS. CARSON: Aye.  
 10 MR. KESSLER: Aye.  
 11 MR. COURTER: Aye.  
 12 MR. HETZEL: Aye.  
 13 MR. LABORIE: Aye.  
 14 MS. TURNER: Aye.  
 15 MR. STINZIANO: Same sign for any  
 16 opposition.  
 17 And any abstentions.  
 18 The CRA report's accepted and  
 19 continuation recommended.  
 20 MS. ZARICK: Okay. We're going to move  
 21 on to 870-950 Claycraft road. Their first  
 22 reporting year was 2019 and their last will be  
 23 2028. This is one of our larger buildings in the  
 24 industrial sector, so around 262,000 square feet.

1 It's mostly taken up by about two companies, one  
 2 being DB Schenker, which is a trucking company,  
 3 and the other one being Benchmark. Benchmark is a  
 4 logistics company. And they have continued to  
 5 grow, as one of our other companies that was in  
 6 this building moved on to another building to  
 7 expand as well.

8       Okay. So moving down to the bottom,  
 9 the actual retained jobs is zero, along with the  
 10 retained payroll is also zero. Keep in mind, this  
 11 was a speculative building when they built it at  
 12 the time. And the new jobs that they've created  
 13 is 133, which is much over what they've expected,  
 14 which is their 40 jobs. And then the new payroll  
 15 that they created is around \$9.3 million.

16       MR. STINZIANO: Thank you for the  
 17 report and recommendation.

18       Any questions or comments?

19       Hearing no further review, I'd like to  
 20 seek a motion to accept the report, find it in  
 21 compliance, and recommend continuation.

22       MR. COURTER: So moved.

23       MR. HETZEL: Second.

24       MR. STINZIANO: It's been moved and

1 reporting forms, they did report that for tax year  
 2 '23 and tax year '24 that number is about  
 3 90 percent. So they're working within the City of  
 4 Gahanna, those employees, 90 percent, okay?

5       Moving down to the bottom, their actual  
 6 retained jobs is 165. The payroll dollars that  
 7 they retained is \$3.9 million. The new jobs that  
 8 they've created is 50, which we love to see. The  
 9 new payroll created is around \$1.1 million.

10       MR. STINZIANO: Thank you for the  
 11 report and recommendation.

12       Any questions or comments?

13       Seeing no further review, I'd like to  
 14 seek a motion to accept the CRA report, find it in  
 15 compliance, and recommend continuation.

16       MR. HETZEL: So moved.

17       MR. COURTER: Second.

18       MR. STINZIANO: It's been moved and  
 19 seconded. All those in favor, please signify by  
 20 voting "aye."

21       MR. SHIPMAN: Aye.

22       MR. JONES: Aye.

23       MS. CARSON: Aye.

24       MR. KESSLER: Aye.

1 seconded. All those in favor, please signify by  
 2 voting "aye."

3       MR. SHIPMAN: Aye.

4       MR. JONES: Aye.

5       MS. CARSON: Aye.

6       MR. KESSLER: Aye.

7       MR. COURTER: Aye.

8       MR. HETZEL: Aye.

9       MR. LABORIE: Aye.

10       MS. TURNER: Aye.

11       Same sign for any opposition.

12       And any abstentions.

13       The report's accepted and continuation

14 recommended.

15       MS. ZARICK: Okay. Moving into  
 16 Jefferson Township, back to CRA No. 1, we're going  
 17 to go to Premier Holding Group. Their first year  
 18 reporting was 2019 and their last will be 2033.  
 19 Their term is 15 years for 75 percent.

20       I did want to make a note that there  
 21 was a question last year on the percentage of the  
 22 employees that were working in Gahanna, because  
 23 these are two home health care businesses. When I  
 24 followed up with them this year for their

1       MR. COURTER: Aye.

2       MR. HETZEL: Aye.

3       MR. LABORIE: Aye.

4       MS. TURNER: Aye.

5       MR. STINZIANO: Same sign for any  
 6 opposition.

7       And any abstentions.

8       The report's accepted and continuation  
 9 recommended.

10       MS. ZARICK: Okay. Moving on to  
 11 Eastgate Commercial Park. Their first reporting  
 12 year was in 2020, and their last will be 2029.  
 13 The term is 10 years, 100 percent.

14       I also want to note that this is also a  
 15 speculative building that was built in Gahanna.  
 16 One of the fun businesses that we have there is  
 17 actually Spec Grade LED. They make indoor farming  
 18 grow lights. So think, like, lettuce, spinach,  
 19 that kind of stuff that you see in Kroger. Very  
 20 interesting business. They love to talk about  
 21 lighting. They're very interested in it.

22       Moving down to the bottom, keep in  
 23 mind, this was a spec building. So their actual  
 24 retained jobs and their actual retained payroll

1 are both zero. But their new jobs created is 75,  
 2 and their new payroll is about \$4.3 million.  
 3 MR. STINZIANO: Thank you for the  
 4 report and recommendation.  
 5 Any questions or comments?  
 6 Hearing no further review, I'd like to  
 7 seek a motion to accept the report, find it in  
 8 compliance, and recommend continuation.  
 9 MR. HETZEL: So moved.  
 10 MR. JONES: Second.  
 11 MR. STINZIANO: It's been moved and  
 12 seconded. All those in favor, please signify by  
 13 voting "aye."  
 14 MR. SHIPMAN: Aye.  
 15 MR. JONES: Aye.  
 16 MS. CARSON: Aye.  
 17 MR. KESSLER: Aye.  
 18 MR. COURTER: Aye.  
 19 MR. HETZEL: Aye.  
 20 MR. LABORIE: Aye.  
 21 MS. TURNER: Aye.  
 22 MR. STINZIANO: Same sign for any  
 23 opposition.  
 24 And any abstentions.

1 MR. STINZIANO: Thank you for the  
 2 report and recommendation.  
 3 Are there any questions or comments?  
 4 Hearing no further review, I'd like to  
 5 seek a motion to accept the report, find it in  
 6 compliance, and recommend continuation.  
 7 MR. COURTER: So moved.  
 8 MR. HETZEL: Second.  
 9 MR. STINZIANO: It's been moved and  
 10 seconded. All those in favor, please signify by  
 11 voting "aye."  
 12 MR. SHIPMAN: Aye.  
 13 MR. JONES: Aye.  
 14 MS. CARSON: Aye.  
 15 MR. KESSLER: Aye.  
 16 MR. COURTER: Aye.  
 17 MR. HETZEL: Aye.  
 18 MR. LABORIE: Aye.  
 19 MS. TURNER: Aye.  
 20 MR. STINZIANO: Same sign for any  
 21 opposition.  
 22 And any abstentions.  
 23 The report's accepted and continuation  
 24 recommended.

1 The report's accepted and continuation  
 2 recommended.  
 3 MS. ZARICK: Okay. Moving on to Taylor  
 4 Industrial Park. This is actually right next to  
 5 the Eastgate Commercial Park. So this building is  
 6 about 193,000 square feet. It houses one  
 7 business. Its name is Grimco. Grimco is a  
 8 printing and printing product supplier. So think  
 9 different types of ink, types of adhesive to close  
 10 boxes or tape, or things like that.  
 11 Their first reporting year was 2023, so  
 12 last year, and then their last will be 2032.  
 13 Their term is ten years for 100 percent. I think  
 14 that it got cut off there, so I just wanted to  
 15 make that note for you guys.  
 16 All right. You might have to flip the  
 17 page on this one. So down at the bottom, we have  
 18 our actual retained jobs and our actual retained  
 19 payroll are both zero, as these are both -- this  
 20 is also a speculative building. And then our jobs  
 21 created is around 43. They are still within their  
 22 job creation window. I did want to make that note  
 23 as well. And their new jobs -- their new payroll  
 24 created is around \$2.9 million.

1 MS. ZARICK: Okay. And last but not  
 2 least, we have Abba Abba Holdings, also known as  
 3 ADB Safegate. If you go up to Franklin Peak, you  
 4 will probably drive by this massive building.  
 5 Their first reporting year was '23 and their last  
 6 will be 2037.  
 7 This is a great Gahanna business, a  
 8 great example of an expansion. They decided to  
 9 expand their headquarters in the City of Gahanna.  
 10 And if you've ever been to John Glenn Airport and  
 11 you've been running down the runway on one of  
 12 those planes, you've definitely seen their lights  
 13 on the runway. So we're happy to have them, and  
 14 we're happy that they keep in business, because we  
 15 all stay safe on our planes.  
 16 Okay. So moving down to the bottom,  
 17 they are also within their job creation window.  
 18 So keep that in mind when you're looking at these  
 19 numbers. Their actual retained jobs are 204. The  
 20 payroll dollars retained are about \$17.9 million.  
 21 And I'm going to have you guys flip that page to  
 22 the back. And then their new jobs that they've  
 23 created so far are 22. And the new payroll is  
 24 about \$15 million.

1       MR. STINZIANO: Thank you for the  
2 report and recommendation.  
3       Are there any questions or comments?  
4       MR. COURTER: That percentage --  
5       MS. ZARICK: Oh, I'm so sorry. It's  
6 100 percent.  
7       MR. STINZIANO: Are there any  
8 additional questions or comments?  
9       MR. LABORIE: Was there a benchmark for  
10 the number of retained jobs for that one?  
11       MS. ZARICK: Yes. I had that as well.  
12 Their benchmark was the 204.  
13       MR. LABORIE: And payroll?  
14       MS. ZARICK: And the payroll, I  
15 believe, was about the 13.3.  
16       MR. LABORIE: Thank you.  
17       MR. STINZIANO: Any additional  
18 questions?  
19       Hearing no further review, I'd like to  
20 seek a motion to accept the report, find it in  
21 compliance, and recommend continuation.  
22       MR. LABORIE: So moved.  
23       MR. JONES: Second.  
24       MR. STINZIANO: It's been moved and

1 like, until 2025.  
2       So I did make that note to Sarah, but I  
3 didn't know if she wanted to have those as well  
4 because they're all kind of the same building,  
5 technically. Sorry.  
6       MR. STINZIANO: I appreciate the  
7 clarity. I'm like a reporter. I'm going to read  
8 what's in front of me. So --  
9       MS. ZARICK: Absolutely.  
10       MR. STINZIANO: -- I appreciate the  
11 clarity. And then you have a couple informational  
12 future ones you want to present or you just gave  
13 it to Sarah and...  
14       MS. ZARICK: We did give them to Sarah.  
15 There are a couple that we will have online next  
16 year. The 1800 Deffenbaugh building, I don't know  
17 if you've seen that one over on the industrial  
18 side, huge, huge building. They do have two  
19 tenants currently. So they will start reporting  
20 in tax year '25. So you'll see them next year.  
21       There's also the Romanoff building that  
22 will also be reporting for next year. They were  
23 also an expansion in the City of Gahanna. And I  
24 think that's all we have right now, actually.

1 seconded. All those in favor, please signify by  
2 voting "aye."  
3       MR. SHIPMAN: Aye.  
4       MR. JONES: Aye.  
5       MS. CARSON: Aye.  
6       MR. KESSLER: Aye.  
7       MR. COURTER: Aye.  
8       MR. HETZEL: Aye.  
9       MR. LABORIE: Aye.  
10       MS. TURNER: Aye.  
11       MR. STINZIANO: Same sign for any  
12 opposition.  
13       And any abstentions.  
14       The report's accepted and continuation  
15 recommended.  
16       So I had Warehouse Specialists, LLC and  
17 1641 for votes today.  
18       MS. ZARICK: Yes. So I wanted to make  
19 a note on that as well. So those two warehouses  
20 are actually the Taylor industrial park warehouse.  
21 They had a double name change, so they were bought  
22 and purchased by one and then bought and purchased  
23 by another. And that happened within tax year '24  
24 right at the end. So I don't think it flipped,

1       MR. STINZIANO: I appreciate those  
2 updates. Do you want to move to the pre-94 CRA  
3 reviews?  
4       MS. ZARICK: I do.  
5       MR. STINZIANO: All right. We will  
6 move to the pre-94 CRA reports. We'll review and  
7 vote on the status of each pre-94 CRA abatement  
8 report for tax year 2024.  
9       MS. ZARICK: Okay. So before we review  
10 these, I also want to keep these in mind, these  
11 are different than the post-94 CRAs. And the way  
12 that they are different is that they are by right.  
13 So for a pre-94 CRA, you do not have to take the  
14 agreement to Council and there's no real agreement  
15 between the City and the company. So if they're  
16 within that area, they can apply and they will  
17 receive the abatement if it falls under the  
18 ordinance that it's going for, okay?  
19       So we're going to start with CRA No. 4  
20 for tax year 2024. There are only four in this  
21 space. And this is over by the Crescent at  
22 Central Park. So these are a lot of medical  
23 office buildings over there. So we have about  
24 four: Walnut Creek MOB, the Advantage Holding

1 Group, Walnut Creek MOB II, which is right next  
 2 door, and then Gahanna MOB, which, if you aren't  
 3 sure about which one that is, that is Ortho ONE.  
 4 MR. STINZIANO: Thank you for the  
 5 report.  
 6 Are there any questions or comments?  
 7 Hearing no further review, I'd like to  
 8 seek a motion to accept the report, find it in  
 9 compliance, and recommend continuation.  
 10 MR. LABORIE: So moved.  
 11 MR. JONES: Second.  
 12 MR. STINZIANO: It's been moved and  
 13 seconded. All those in favor, please signify by  
 14 voting "aye."  
 15 MR. SHIPMAN: Aye.  
 16 MR. JONES: Aye.  
 17 MS. CARSON: Aye.  
 18 MR. KESSLER: Aye.  
 19 MR. COURTER: Aye.  
 20 MR. HETZEL: Aye.  
 21 MR. LABORIE: Aye.  
 22 MS. TURNER: Aye.  
 23 MR. STINZIANO: Same sign for any  
 24 opposition.

1 Hearing no further review, I'd like to  
 2 seek a motion to accept the CRA report, find it in  
 3 compliance, and recommend continuation.  
 4 MR. HETZEL: So moved.  
 5 MR. COURTER: Second.  
 6 MR. STINZIANO: It's been moved and  
 7 seconded. All those in favor, please signify by  
 8 voting "aye."  
 9 MR. SHIPMAN: Aye.  
 10 MR. JONES: Aye.  
 11 MS. CARSON: Aye.  
 12 MR. KESSLER: Aye.  
 13 MR. COURTER: Aye.  
 14 MR. HETZEL: Aye.  
 15 MR. LABORIE: Aye.  
 16 MS. TURNER: Aye.  
 17 MR. STINZIANO: Same sign for any  
 18 opposition.  
 19 And any abstentions.  
 20 The report's accepted and continuation  
 21 recommended.  
 22 That is it for pre, so we will move to  
 23 our TIF review. We will review and vote on the  
 24 Gahanna TIF district status report for tax year

1 And any abstentions.  
 2 The report's accepted and continuation  
 3 recommended.  
 4 MS. ZARICK: Okay. We're going to move  
 5 on to CRA No. 5, which is also a pre-94 CRA. This  
 6 is actually more towards the west side of the  
 7 city, so think the Creekside area and moving down  
 8 to, like, that West Johnstown Road area too. A  
 9 lot of these are housing, so think either  
 10 remodeled or new construction. There are -- what  
 11 is that -- six: The 95 Shepard Street, 101 North  
 12 High, 108-110 North High, the Ohio HD Studios, the  
 13 Styglar Housing Limited Partnership, which is a  
 14 senior housing development, the Lincoln Circle  
 15 Partners, which I think is the only one that might  
 16 not be housing on this list, which is -- they are,  
 17 like, CPAs and different types of, like, legal  
 18 help. They all kind of have -- they all exist in  
 19 the same building. And then the last one is  
 20 307-319 West Johnstown Road, which is a housing  
 21 development.  
 22 MR. STINZIANO: Thank you for the  
 23 presentation.  
 24 Are there any questions or comments?

1 2024. I believe we have ten TIF districts, but  
 2 only one vote.  
 3 The floor is yours. Or yours. She  
 4 moved the microphone over while you weren't  
 5 looking, so...  
 6 MS. BURY: Oh, right. So the TIFs are,  
 7 you know, producing as expected. We go through  
 8 our capital improvement plan every year. Within  
 9 each of the sheets, it shows the project types  
 10 that are being considered, along with the project  
 11 histories within them.  
 12 MR. STINZIANO: Thank you for the  
 13 report.  
 14 Any questions or comments?  
 15 MR. COURTER: I have a question. I see  
 16 "township," on the first one, "payment revenue  
 17 sharing." Is that with Mifflin Township?  
 18 MS. BURY: Correct.  
 19 MR. COURTER: Okay. I haven't looked  
 20 all the way through. If there's any other  
 21 township sharings, are they then all Mifflin?  
 22 MS. BURY: Correct. There are two and  
 23 they're both Mifflin.  
 24 MR. COURTER: Okay. Thanks.

1           MR. STINZIANO: Are there any  
2 additional questions?  
3           Hearing no additional review, I'd like  
4 to seek a motion to accept the TIF report, find it  
5 in compliance, and recommend continuation.  
6           MR. JONES: Motion to approve.  
7           MR. HETZEL: Second.  
8           MR. STINZIANO: It's been moved and  
9 seconded. All those in favor, please signify by  
10 voting "aye."  
11          MR. SHIPMAN: Aye.  
12          MR. JONES: Aye.  
13          MS. CARSON: Aye.  
14          MR. KESSLER: Aye.  
15          MR. COURTER: Aye.  
16          MR. HETZEL: Aye.  
17          MR. LABORIE: Aye.  
18          MS. TURNER: Aye.  
19          MR. STINZIANO: Same sign for any  
20 opposition.  
21          And any abstentions.  
22          The TIF report's accepted and  
23 continuation is recommended.  
24          That concludes our tax incentive votes

1           MR. HETZEL: Aye.  
2           MR. LABORIE: Aye.  
3           MS. TURNER: Aye.  
4           MR. STINZIANO: Same sign for any  
5 opposition.  
6           And any abstentions.  
7           Thank you. The motion passes.  
8           Do we have any other business before  
9 today's TIRC?  
10          Hearing no other business, we are  
11 adjourned.  
12          -----  
13          Thereupon, the foregoing proceedings  
14 concluded at 10:45 a.m.  
15          -----  
16  
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24

1 for today. There is one other piece of business  
2 that we are pursuing. So last General Assembly,  
3 the GA passed legislation that some counties have  
4 interpreted to allow for a virtual TIRC. Our  
5 prosecutor has not. But in the adoption of that  
6 policy, you do need to create a virtual meeting  
7 policy. We are seeking clarity through the GA to  
8 allow for virtual TIRCs to address what our  
9 prosecutor is concerned about.  
10          So a virtual TIRC policy has been  
11 shared. If adopted and desired, we may move to  
12 virtual TIRCs in the future if that law gets  
13 cleared up. So I am seeking a motion to adopt the  
14 virtual meeting policy.  
15          MR. LABORIE: So moved.  
16          MR. HETZEL: Second.  
17          MR. STINZIANO: It's been moved and  
18 seconded. All those in favor, please signify by  
19 voting "aye."  
20          MR. SHIPMAN: Aye.  
21          MR. JONES: Aye.  
22          MS. CARSON: Aye.  
23          MR. KESSLER: Aye.  
24          MR. COURTER: Aye.

1          State of Ohio : C E R T I F I C A T E  
2          County of Franklin: SS  
3  
4          I, Katherine Konneker, a Notary Public in and  
5 for the State of Ohio, do hereby certify that I  
6 transcribed or supervised the transcription of the  
7 audio recording of the aforementioned proceedings;  
8 that the foregoing is a true record of the  
9 proceedings.  
10          I do further certify I am not a relative,  
11 employee or attorney of any of the parties hereto,  
12 and further I am not a relative or employee of any  
13 attorney or counsel employed by the parties  
14 hereto, or financially interested in the action.  
15          IN WITNESS WHEREOF, I have hereunto set my  
16 hand and affixed my seal of office at Columbus,  
17 Ohio, on September 8, 2025.  
18  
19          \_\_\_\_\_  
20          *Katherine J. Konneker*  
21          Katherine Konneker, Notary Public - State of Ohio  
22          My commission expires February 28, 2027.  
23  
24

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<b>Commercial</b> 25:11 27:5	15 24:8,9 26:1 27:21,24 29:23	<b>expected</b> 22:13 37:7	<b>guardrails</b> 11:6 <b>guys</b> 6:22 7:4,10 27:15 29:21	<b>informational</b> 32:11
<b>Commissioners</b> 3:15,17,19	<b>creation</b> 12:21 14:24 27:22 29:17	<b>F</b>	<b>happened</b> 31:23 <b>happy</b> 15:4 20:11 29:13,14	<b>ink</b> 27:9
<b>companies</b> 22:1,5	<b>Creek</b> 33:24 34:1	<b>falls</b> 33:17	<b>HD</b> 35:12	<b>Innovation</b> 20:2
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