

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
3 Emanuel Torres
4 Lois Carson
5 Anthony Jones
6 Nate Shipman
7 Cherrelle Turner
8 Rachel Zarick
9 Cliff Hetzel
10 Jeff Kessler
11 Opal Brant
12 Jeff Gottke
13 Joann Bury
14 Rich Courter
15 Joe Laborie
16 Harrison Zeller, also present
17
18
19
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24

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

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\$1.1 24:9
\$1.2 13:4
\$1.3 15:14
\$1.5 18:21
\$1.8 20:19
\$1.9 8:2
\$13 9:22 17:4
\$13.7 9:11
\$15 29:24
\$17.9 29:20
\$2.1 18:16
\$2.9 27:24
\$3.2 13:2
\$3.6 11:13
\$3.7 17:5
\$3.9 24:7
\$34.8 7:7
\$4.3 26:2
\$4.4 15:11
\$46 7:9
\$6.8 11:10
\$80.6 7:3
\$9.3 9:21 22:15

1

1 23:16
10 25:13
100 9:8 11:3 14:23
16:18 20:4 25:13
27:13 30:6
101 35:11
108-110 35:12
10:45 40:14
11 20:15
12 11:2 20:4
13.3 30:15
131 17:2
133 22:13
136 9:20
15 9:7 14:22 16:18
23:19
16 18:17
1641 31:17
165 24:6
17 20:18
1800 32:16
19 11:11 13:3
193,000 27:6

2

20 7:23

20,000-square-foot

2016 9:6
2017 18:8
2018 16:17 20:3
2019 11:1 21:22
23:18
2020 12:15 25:12
2023 27:11
2024 3:5 5:11 6:10
9:16 14:19 33:8,
20 37:1
2025 3:6 32:1
2026 18:9
2028 21:23
2029 12:16 20:4
25:12
2030 9:7 11:2
2032 16:17 27:12
2033 23:18
2037 14:20 29:6
204 29:19 30:12
22 29:23
23 24:2 29:5
24 24:2 31:23
25 3:6 13:1 32:20
262,000 21:24
27 5:11 15:13
29 17:4

3

3,500-square-foot

11:4
307-319 35:20
36 8:1 9:20

4

4 33:19
40 22:14
41 15:10
43 27:21

5

5 35:5
50 24:8

7

73 11:9
75 23:19 26:1

8

870-950 21:21

9

90 24:3,4
900,000 7:24
93 9:9
95 35:11

A

a.m. 40:14
abatement 6:9 9:7
12:18 16:18 20:5
33:7,17
abatements 6:20
7:2
Abba 29:2
Absolutely 32:9
abstention 5:5,6
abstentions 6:6
8:24 10:20 12:11
14:12 16:12 18:4
19:21 21:17
23:12 25:7 26:24
28:22 31:13 35:1
36:19 38:21 40:6
accept 8:7 10:3
11:18 13:14
15:19 17:11 19:2
20:24 22:20
24:14 26:7 28:5
30:20 34:8 36:2
38:4
accepted 9:1
10:21 12:12
14:13 16:13 18:5
19:22 21:18
23:13 25:8 27:1
28:23 31:14 35:2
36:20 38:22
acknowledge
6:10
actual 15:10 17:1
18:15 20:15 22:9
24:5 25:23,24
27:18 29:19
ADB 29:3
additional 4:23
30:8,17 38:2,3
address 39:8
adhesive 27:9
adjourned 40:11
adopt 39:13
adopted 39:11
adoption 39:5
Advantage 33:24
affirmative 5:4
agency 3:12
agreement 7:14,
15 9:10 11:12
12:18 18:19
20:17 33:14
agreements 7:6
Airport 29:10

announce 4:10,24

Anthony 3:16

apply 33:16

approve 5:14,15
8:9 10:5 13:21
38:6

area 33:16 35:7,8

Assembly 39:2

Auditor 3:7,13

auditor's 4:19,21
6:10

August 3:6 5:11

aware 5:5

aye 5:19,20,21,22,
23,24 6:1,2,3
8:13,14,15,16,17,
18,19,20,21 10:9,
10,11,12,13,14,
15,16,17 11:24
12:1,2,3,4,5,6,7,8
14:1,2,3,4,5,6,7,
8,9 16:1,2,3,4,5,
6,7,8,9 17:17,18,
19,20,21,22,23,
24 18:1 19:10,11,
12,13,14,15,16,
17,18 21:6,7,8,9,
10,11,12,13,14,
23:2,3,4,5,6,7,8,
9,10 24:20,21,22,
23,24 25:1,2,3,4
26:13,14,15,16,
17,18,19,20,21
28:11,12,13,14,
15,16,17,18,19
31:2,3,4,5,6,7,8,
9,10 34:14,15,16,
17,18,19,20,21,
22 36:8,9,10,11,
12,13,14,15,16
38:10,11,12,13,
14,15,16,17,18
39:19,20,21,22,
23,24 40:1,2,3

B

back 23:16 29:22

basically 15:7
18:10

Beehex 20:7

begin 3:13 5:10

benchmark 22:3
30:9,12

benchmarks
7:15,21 13:8

birthday 20:11

bit 9:17

Board 3:15,16,19
bottom 7:13,20
9:8 11:8 12:17,
23,24 15:1,10
17:1 18:14 20:14
22:8 24:5 25:22
27:17 29:16

bought 31:21,22

boxes 27:10

Brant 4:11

breaks 15:6

Brewery 16:22

Buckeye 12:15

building 9:5 11:4
18:8 22:6,11
25:15,23 27:5,20
29:4 32:4,16,18,
21 35:19

buildings 11:5
21:23 33:23

built 22:11 25:15

Bury 4:15 37:6,
18,22

business 10:24
15:3,8 18:10
20:1,13 25:20
27:7 29:7,14 39:1
40:8,10

businesses 20:6
23:23 25:16

C

cake 20:11

call 5:9

capital 37:8

capture 9:15

care 23:23

Career 4:5

Carson 3:18 5:22
8:16 10:12 11:20
12:3 14:4 16:4
17:20 19:13 21:9
23:5 24:23 26:16
28:14 31:5 34:17
36:11 38:13
39:22

Central 33:22

Chair 3:8

change 31:21

Cherrelle 4:6,7

Chippewa 18:7

Circle 35:14

city 3:5,20,21
4:11,13,15,16
24:3 29:9 32:23
33:15 35:7

clarity 32:7,11
39:7

Claycraft 21:21

cleaners 18:12

clear 20:17

cleared 39:13

Cliff 4:1

close 27:9

comments 8:5
10:1 11:16 13:12
15:17 17:9 18:24
20:22 22:18
24:12 26:5 28:3
30:3,8 34:6 35:24
37:14

Commercial 25:11 27:5
Commissioners 3:15,17,19
companies 22:1,5
company 20:8 22:2,4 33:15
compare 7:19
compliance 8:8 10:4 11:19 13:15 15:20 17:12 19:3 21:1 22:21 24:15 26:8 28:6 30:21 34:9 36:3 38:5
concerned 39:9
concluded 40:14
concludes 38:24
considered 37:10
construction 35:10
continuation 6:19 8:8 9:1 10:4,21 11:19 12:12 13:15 14:13 15:20 16:13 17:12 18:5 19:3, 22 21:1,19 22:21 23:13 24:15 25:8 26:8 27:1 28:6,23 30:21 31:14 34:9 35:2 36:3,20 38:5,23
continue 15:4
continued 22:4
cool 15:7
Correct 37:18,22
corrections 5:12
Council 3:6 33:14
counties 39:3
County 3:7,13,19 4:21 16:21
couple 6:16 13:5 32:11,15
Courter 3:23 5:24 8:18 10:14 12:5 14:6 15:21 16:6 17:13,22 19:4,15 21:11 22:22 23:7 24:17 25:1 26:18 28:7,16 30:4 31:7 34:19 36:5,13 37:15,19,24 38:15 39:24
CP 7:12
CPAS 35:17
CRA 6:8,9 8:7 10:3 21:18 23:16 24:14 33:2,6,7, 13,19 35:5 36:2
CRAS 6:15 33:11
create 12:19 39:6
created 7:23,24 9:19 11:11,13 13:3 15:13,14 17:4,5 18:17,20 20:18,19 22:12,

15 24:8,9 26:1 27:21,24 29:23
creation 12:21 14:24 27:22 29:17
Creek 33:24 34:1
Creekside 35:7
Crescent 33:21
Crosspointe 9:4
cut 27:14

D

dated 5:11
DB 22:2
decided 29:8
Deffenbaugh 32:16
delinquent 6:11
designee 3:11
desired 5:12 39:11
development 35:14,21
digital 20:8
direct 7:14
district 36:24
districts 37:1
dollars 24:6 29:20
door 16:22 34:2
double 31:21
drill 15:7
drilling 15:5
drink 16:22
drive 29:4

E

Eastgate 25:11 27:5
Eastland-fairfield 4:5
Edge 20:2
Edison 16:21
Elm 12:15
employees 23:22 24:4
end 31:24
enjoy 16:23
environmental 18:11
equipment 18:11
exceeding 7:8 8:2 9:10
exceeds 11:12
exist 35:18
expand 11:3 15:4 22:7 29:9
expansion 11:4 29:8 32:23

expected 22:13 37:7

F

falls 33:17
familiar 14:17 16:19,20
farming 25:17
favor 5:18 8:12 10:8 11:23 13:24 15:24 17:16 19:9 21:5 23:1 24:19 26:12 28:10 31:1 34:13 36:7 38:9 39:18
feet 21:24 27:6
find 8:7 10:3 11:18 13:14 15:19 17:11 19:2 20:24 22:20 24:14 26:7 28:5 30:20 34:8 36:2 38:4
flip 27:16 29:21
flipped 31:24
floor 6:12 37:3
foregoing 40:13
forms 7:17 24:1
Franklin 3:7,13,18 4:20 16:16,21,22 29:3
front 32:8
frosting 20:8
fun 20:6 25:16
future 32:12 39:12

G

GA 39:3,7
Gahanna 3:5,20, 22 4:12,14,15,17 10:24 15:3,5,8 20:1,13 23:22 24:4 25:15 29:7,9 32:23 34:2 36:24
Gahanna-jefferson 4:2
garbage 18:12
gave 32:12
General 39:2
give 7:17 32:14
Glenn 29:10
goals 6:22
Goldeneye 9:4
Gottke 4:16
Grade 25:17
great 15:3 29:7,8
Grimco 27:7
Group 23:17 34:1
grow 22:5 25:18

guardrails 11:6
guys 6:22 7:4,10 27:15 29:21

H

happened 31:23
happy 15:4 20:11 29:13,14
HD 35:12
headquarters 29:9
health 23:23
heard 20:7
Hearing 5:2,13 8:6 11:17 13:13 15:18 17:10 19:1 20:23 22:19 26:6 28:4 30:19 34:7 36:1 38:3 40:10
Hetzel 4:1 6:1 8:10,19 10:15 11:21 12:6 14:7 15:22 16:7 17:14, 23 19:16 21:12 22:23 23:8 24:16 25:2 26:9,19 28:8,17 31:8 34:20 36:4,14 38:7,16 39:16 40:1
High 35:12
higher 9:17
highest 16:21
highlight 20:5
histories 37:11
hitting 17:2
Holding 23:17 33:24
Holdings 29:2
hole 15:7
home 11:6 23:23
hope 16:19
houses 27:6
housing 35:9,13, 14,16,20
Hub 20:2
huge 32:18

I

Il 34:1
improvement 37:8
in-store 20:10
incentive 3:5 38:24
included 6:11
individuals 4:19
indoor 25:17
industrial 21:24 27:4 31:20 32:17

informational 32:11
ink 27:9
Innovation 20:2
interested 25:21
interesting 20:12 25:20
interpreted 39:4

J

Jeff 3:21 4:16
Jefferson 3:23 4:3 23:16
Joann 4:15
job 12:21 14:23 27:22 29:17
jobs 7:22,23 8:1 9:9,19 11:9,11 12:20 13:1,2 15:10,12 17:2,4 18:15,17 20:15, 18 22:9,12,14 24:6,7 25:24 26:1 27:18,20,23 29:19,22 30:10
Joe 4:3
John 29:10
Johnstown 35:8, 20
Jones 3:16 5:15, 21 8:9,15 10:5,11 12:2 13:21 14:3 16:3 17:19 19:5, 12 21:3,8 23:4 24:22 26:10,15 28:13 30:23 31:4 34:11,16 36:10 38:6,12 39:21

K

Kessler 3:21 5:23 8:17 10:13 12:4 14:5 16:5 17:21 19:14 21:10 23:6 24:24 26:17 28:15 31:6 34:18 36:12 38:14 39:23
kind 6:17 7:5,13, 19 25:19 32:4 35:18
Kroger 20:9 25:19

L

Laborie 4:3 5:16 6:2 8:20 10:6,16 12:7 13:22 14:8 16:8 17:24 19:17 21:2,13 23:9 25:3 26:20 28:18 30:9, 13,16,22 31:9 34:10,21 36:15 38:17 39:15 40:2
larger 21:23

law 39:12
LED 25:17
left 7:13 9:13,17
legal 35:17
legislation 39:3
lettuce 25:18
lighting 25:21
lights 25:18 29:12
Limited 35:13
Lincoln 35:14
list 4:8 6:11 35:16
LLC 7:12 31:16
logistics 22:4
Lois 3:18
long-standing 10:24
looked 37:19
lot 33:22 35:9
loud 5:8
love 24:8 25:20
lovely 20:1

M

make 6:16 11:5
13:6 15:2,5 16:19
20:17 23:20
25:17 27:15,22
31:18 32:2
makes 3:8
making 20:8
massive 29:4
match 9:13
media 4:24
medical 33:22
meet 13:7
meeting 3:6 5:9
6:21 39:6,14
member 3:10
met 13:5
Michael 3:7,14
microphone 37:4
Mifflin 37:17,21,
23
million 7:3,7,9 8:2
9:11,21,22 11:11,
13 13:2,4 15:11,
14 17:4,6 18:17,
21 20:19 22:15
24:7,9 26:2 27:24
29:20,24
mind 9:21 12:17,
22 14:24 22:10
25:23 29:18
33:10
minutes 4:10 5:1,
11,14 6:7
MOB 33:24 34:1,2
monitors 15:6
motion 5:14,15

8:7,9 10:3,5
11:18,20 13:14,
21 15:19 17:11
19:2 20:24 22:20
24:14 26:7 28:5
30:20 34:8 36:2
38:4,6 39:13 40:7
move 12:14 14:16
15:9 16:15 19:24
20:14 21:20 33:2,
6 35:4 36:22
39:11
moved 5:17 8:11
10:7 11:20,22
13:23 15:21,23
17:13,15 19:4,6
21:2,4 22:6,22,24
24:16,18 26:9,11
28:7,9 30:22,24
34:10,12 36:4,6
37:4 38:8 39:15,
17
moving 9:3,18
10:23 11:8 17:1
18:14 22:8 23:15
24:5 25:10,22
27:3 29:16 35:7

N

Nate 4:20
nice 16:24
North 35:11,12
note 6:24 9:12
15:2 23:20 25:14
27:15,22 31:19
32:2
notes 6:17
number 7:21,23
9:9,18,19 13:1
24:2 30:10
numbers 7:18
29:19

O

office 4:19,21
33:23
Ohio 35:12
oil 15:5
online 32:15
Opal 4:11
opportunities 5:4
opportunity 5:3
opposition 5:5,6
6:5 8:23 10:19
12:10 14:11
16:11 18:3 19:20
21:16 23:11 25:6
26:23 28:21
31:12 34:24
36:18 38:20 40:5
order 5:10
ordinance 33:18
Ortho 34:3
outdoor 16:23

P

packet 6:11
parameters 18:19
parcel 6:11
park 25:11 27:4,5
31:20 33:22
Parkway 20:1
part 9:22
Partners 35:15
Partnership 35:13
parts 11:5
passed 6:7 39:3
passes 40:7
payment 37:16
payroll 7:1,8,22,
24 8:2 9:9,14,15,
20 11:10,13
12:19 13:1,3
15:11,13 17:3,5
18:16,20 20:15,
19 22:10,14 24:6,
9 25:24 26:2
27:19,23 29:20,
23 30:13,14
Peak 16:16,20
29:3
people 4:23
percent 9:8 11:3
14:23 16:18 20:4
23:19 24:3,4
25:13 27:13 30:6
percentage 14:22
23:21 30:4
piece 39:1
plan 37:8
planes 29:12,15
point 16:21
policy 39:6,7,10,
14
post-94 6:9,15
33:11
pre 36:22
pre-94 33:2,6,7,13
35:5
Premier 23:17
present 32:12
presentation 35:23
presumed 5:7
printing 20:9 27:8
proceedings 40:13
producing 37:7
product 27:8
project 37:9,10
prosecutor 39:5,9
public 4:24
purchased 31:22
purposes 4:10

5:1,2
pursuing 39:2
put 20:10
Q
question 23:21
37:15
questions 8:5
10:1 11:16 13:12
15:17 17:9 18:24
20:22 22:18
24:12 26:5 28:3
30:3,8,18 34:6
35:24 37:14 38:2

quick 5:8

R

Rachel 4:13
read 12:17 32:7
real 33:14
Realrona 14:16
receive 33:17
recommend 6:19
8:8 10:4 11:19
13:15 15:20
17:12 19:3 21:1
22:21 24:15 26:8
28:6 30:21 34:9
36:3 38:5
recommendation 8:4 9:24 11:15
13:11 15:16 17:8
18:23 20:21
22:17 24:11 26:4
28:2 30:2
recommended 9:2 10:22 12:13
14:14 16:14 18:6
19:23 21:19
23:14 25:9 27:2
28:24 31:15 35:3
36:21 38:23
remodeled 35:10
report 6:8,9 7:6
8:4,7 9:24 10:3
11:15,18 13:11,
14 15:16,19 17:8,
11 18:23 19:2
20:21,24 22:17,
20 24:1,11,14
26:4,7 28:2,5
30:2,20 33:8
34:5,8 36:2,24
37:13 38:4
report's 9:1 10:21
12:12 14:13
16:13 18:5 19:22
21:18 23:13 25:8
27:1 28:23 31:14
35:2 36:20 38:22
reported 7:2
14:19 20:3
reporter 32:7
reporting 9:6 11:1
12:15 16:16 18:8
21:22 23:18 24:1
25:11 27:11 29:5

32:19,22
reports 33:6
representing 3:12
retained 7:22 9:9,
10,14,15,19 11:9,
10 13:1,2 15:10,
12 17:2,3 18:15,
16 20:15,16 22:9,
10 24:6,7 25:24
27:18 29:19,20
30:10
revenue 37:16
review 3:6 5:10,
13 6:8 8:6 10:2
11:17 13:13
15:18 17:10 19:1
20:23 22:19
24:13 26:6 28:4
30:19 33:6,9 34:7
36:1,23 38:3

reviews 33:3
Rich 3:23
road 7:12 21:21
35:8,20
Romanoff 32:21
Rosen 14:18
running 29:11
runway 29:11,13

S

safe 29:15
Safegate 29:3
Sarah 32:2,13,14
scenery 16:23
Schenker 22:2
Schools 4:2,6
seconded 5:18
8:12 10:8 11:23
13:24 15:24
17:16 19:7,8 21:5
23:1 24:19 26:12
28:10 31:1 34:13
36:7 38:9 39:18
sector 21:24
seek 5:14 8:7 10:3
11:18 13:14
15:19 17:11 19:2
20:24 22:20
24:14 26:7 28:5
30:20 34:8 36:2
38:4
seeking 39:7,13
senior 35:14
sewer 18:12
share 7:9
shared 39:11
sharing 37:17
sharings 37:21
sheets 37:9
Shepard 35:11
Shipman 4:20
5:20 8:14 10:10
12:1 14:2 16:2

17:18 19:11 21:7
23:3 24:21 26:14
28:12 31:3 34:15
36:9 38:11 39:20
shows 37:9
side 9:14,17
32:18 35:6
sign 6:4 8:22
10:18 12:9 14:10
16:10 18:2 19:19
21:15 23:11 25:5
26:22 28:20
31:11 34:23
36:17 38:19 40:4
signify 5:18 8:12
10:8 11:23 13:24
15:24 17:16
19:10 21:5 23:1
24:19 26:12
28:10 31:1 34:13
36:7 38:9 39:18
space 33:21
span 12:18
spec 25:17,23
Specialists 31:16
speculative 22:11
25:15 27:20
spinach 25:18
split 7:5
square 21:24 27:6
stairs 11:7
stakeholders
4:23
start 32:19 33:19
started 7:11 11:1
state 3:11
stated 7:15 9:11
status 6:9 33:7
36:24
statutory 3:8
stay 29:15
steel 10:24 11:1,5
Stinziano 3:4,7,
14,20 4:7,18,22
5:17 6:4 8:3,11,
22 9:23 10:7,18
11:14,22 12:9
13:10,17,23
14:10 15:15,23
16:10 17:7,15
18:2,22 19:6,19
20:20 21:4,15
22:16,24 24:10,
18 25:5 26:3,11,
22 28:1,9,20
30:1,7,17,24
31:11 32:6,10
33:1,5 34:4,12,23
35:22 36:6,17
37:12 38:1,8,19
39:17 40:4
street 18:12 35:11
Studios 35:12
stuff 25:19
Styglar 35:13

Suburban 10:24
11:1
supplier 27:8
support 5:7
supposed 7:7
16:24 18:18

T

talk 25:20
tape 27:10
tax 3:5 6:10 9:16
24:1,2 31:23
32:20 33:8,20
36:24 38:24
Taylor 27:3 31:20
Technical 4:6
technically 12:20
32:5
technology 15:5
ten 12:19 27:13
37:1
ten-year 12:18
tenants 32:19
term 11:2 16:17
20:4 23:19 25:13
27:13
terms 14:21
things 11:7 18:13
27:10
TIF 36:23,24 37:1
38:4,22
TIFS 37:6
time 3:10 14:19
22:12
times 4:8 13:5
TIRC 3:9,10 39:4,
10 40:9
TIRCS 39:8,12
today 3:6 6:20
16:23 31:17 39:1
today's 3:8 5:1,9
40:9
total 7:3 8:1 9:15
totaled 7:1
township 3:24 4:4
23:16 37:16,17,
21
track 13:4
trucking 22:2
trucks 18:12
Turner 4:5,6 6:3
8:21 10:17 12:8
14:9 16:9 18:1
19:18 21:14
23:10 25:4 26:21
28:19 31:10
34:22 36:16
38:18 40:3
type 20:12
types 27:9 35:17
37:9

U

understanding
13:7,8
updates 33:2
USA 14:18

V

verified 7:16,24
virtual 39:4,6,8,
10,12,14
vote 5:3,4,6,7 6:8
13:18 33:7 36:23
37:2
votes 31:17 38:24
voting 5:2,19 8:13
10:9 11:24 14:1
16:1 17:17 19:10
21:6 23:2 24:20
26:13 28:11 31:2
34:14 36:8 38:10
39:19

W

wait 13:17
Walnut 33:24 34:1
wanted 7:6,9
9:12,14 12:16,22
15:3 20:5 27:14
31:18 32:3
warehouse 31:16,
20
warehouses
31:19
west 35:6,8,20
window 12:21
14:24 27:22
29:17
working 23:22
24:3

Y

year 3:5 6:10 7:2,
18 9:6,16 11:2
12:15 14:18,20
16:16 18:8 20:2
21:22 23:17,21,
24 24:1,2 25:12
27:11,12 29:5
31:23 32:16,20,
22 33:8,20 36:24
37:8
year's 5:10
years 9:7 11:3
12:19 14:22
16:18 20:4 23:19
25:13 27:13

Z

Zarick 4:13 6:13
9:3 10:23 12:14
13:16,19 14:15
16:15 18:7 19:24

21:20 23:15
25:10 27:3 29:1
30:5,11,14 31:18
32:9,14 33:4,9
35:4