



2024 Franklin County Tax Incentive Review Council Annual Meeting

IN PERSON

373 South High Street, Columbus, Ohio 43215

Tuesday, August 27, 2024

AGENDA

1. Call to Order
2. Introductions
3. Review and Approval of August 29, 2023 Meeting Minutes
4. Review of Post-94 CRA's (CRA #1 and #3)

Mifflin Twp

CRA #1

- a. CP Road LLC
- b. Goldeneye Cross Pointe
- c. Suburban Steel Supply Co. LLC
- d. Buckeye Elm Holdings LLC
- e. Taylor Industrial Park
- f. Romanoff**
- g. Oprona Inc. (Rosen USA)**

CRA #3

- a. Franklin Peak LLC
- b. Chippewa Building LLC
- c. Gahanna Parkway LLC
- d. 870 Claycraft LP
- e. Abba Abba Holdings (ADB Safegate)
- f. JE Grote Company Inc.**
- g. Burns and Scalo**

Jefferson Township

CRA #1

- a. Premier Holdings LLC

- b. Eastgate Commercial Park LLC
- 5. Review of Pre-94 CRAs
 - a. CRA #2
 - b. CRA #4
 - c. CRA #5
- 6. Review of 2023 Tax Increment Financing (TIF) Status
 - a. Johnstown Rd. TIF
 - b. Eastgate Triangle TIF
 - c. Central Park TIFs
 - d. Eastgate Industrial
 - e. North Triangle TIFs
 - f. Olde & West Gahanna TIF
 - g. Creekside TIF
 - h. Hamilton Rd Corridor TIFs
 - i. Manor Homes TIF
 - j. Crescent TIF (formerly Buckles Tract)
- 7. Other Business
- 8. Adjourn

Gahanna TIRC Roster

Name	Phone	Email	Appointed by	Term End
Michael Stinziano			Franklin County Auditor	
Carlie Boos			Franklin County Commissioners	
Lois Carson			Franklin County Commissioners	
Betty Collins	(614) 384-8414	bcollins@bradyware.com	Mayor/ Council	12/31/2026
Scott Davis	(614) 774-5863	sdavis@msconsultants.com	Mayor/Council	12/31/2026
Richard Angelou	(614) 471-4494	angelour@mifflin-oh.gov	Mifflin Township	
Nancy White	(614) 471-4494	whiten@mifflin-oh.gov	Mifflin Township	
Rich Courter	(614) 304-0138	rcourter@jeffersontownship.org	Jefferson Township	
Jane Johnson	(614) 304-0138	jjohnson@jeffersontownship.org	Jefferson Township	
Cliff Hetzel	(614) 643-8084	hetzelc@gjps.org	Gahanna Jefferson Public School	
Cherrelle Turner	(614) 836-4530	cturner@efcts.us	Eastland Fairfield Career & Technical Schools	
Dawn Lemley	(614) 836-4530	dlemley@efcts.us	Eastland Fairfield Career & Technical Schools	
Other Designees				
Joann Bury	(614) 342-4065	Joann.bury@ghanna.gov	City of Gahanna	
Emanuel Tores	(614) 471-7065	EmanuelTorres@franklincountyohio.gov	Gahanna Jefferson Public School	

Franklin County Economic Development and
Planning Department

City of Gahanna Tax Incentive Review Committee

Tuesday, August 29, 2023
11:05 a.m.

Judicial Services Building
Commissioners Hearing Room, First Floor
369 South High Street
Columbus, Ohio 43215

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Spectrum Reporting LLC
400 South Fifth Street, Ste. 201
Columbus, Ohio 43215
614-444-1000 or 800-635-9071
www.spectrumreporting.com

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1 ATTENDEES:

2 Michael Stinziano

3 Emanuel Torres

4 Julie Orr

5 Kelan Craig

6 Carlie Boos

7 Shannon Hamons

8 Joann Bury

9 Rich Courter

10 Jane Johnson

11 Richard Angelou

12 Nancy White

13 Scott Davis

14 Cherrelle Turner

15 Rachel Zarick

16 James Schimmer

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2 P R O C E E D I N G S
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4 MR. STINZIANO: Good morning, everyone.
5 Welcome to the tax year 2022 City of Gahanna Tax
6 Incentive Review Council meeting. Today is August
7 29, 2023. I'm Michael Stinziano. I serve as the
8 county auditor, which makes me the statutory chair
9 for today's 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'll begin. Franklin County Auditor,
14 Michael Stinziano.

15 From the Board of Commissioners?

16 MR. CRAIG: Kelan Craig, County
17 Commissioners' appointee.

18 MS. ORR: Julie Orr, County
19 Commissioners' appointee.

20 MS. BOOS: Carlie Boos, Commissioner
21 appointee.

22 MR. STINZIANO: Thank you.

23 From the City of Gahanna?

24 MR. HAMONS: Hello. I'm Shannon

1 Hamons, director of economic development.

2 MS. BURY: Joann Bury, finance
3 director.

4 MR. COURTER: Rich Courter, trustee,
5 Jefferson Township.

6 MS. JOHNSON: Jane Johnson, fiscal
7 director, Jefferson Township.

8 MR. ANGELOU: Dick Angelou, trustee,
9 Mifflin Township, vice chair.

10 MS. WHITE: Nancy White, fiscal
11 officer, Mifflin Township.

12 MR. DAVIS: Scott Davis, City of
13 Gahanna, citizen representative.

14 MR. STINZIANO: And Eastland-Fairfield
15 Career & Technical Schools representative?

16 MS. TURNER: Cherrelle Turner,
17 coordinator of business partnerships and career
18 readiness, Eastland-Fairfield Career & Technical
19 Schools.

20 MR. STINZIANO: Thank you all.

21 Is there any other individuals from the
22 City of Gahanna that would like to identify
23 themselves for purposes of the minutes?

24 Anyone from the Board of Commissioners

1 side that --

2 You're going to have to talk loud
3 enough so she can hear you, though.

4 MS. ZARICK: Rachel Zarick, City of
5 Gahanna, economic development coordinator.

6 MR. STINZIANO: All right. From the
7 Board of Commissioners?

8 MR. SCHIMMER: Good morning. Director
9 Jim Schimmer from Franklin County.

10 MR. TORRES: And good morning. Emanuel
11 Torres, assistant director of Economic Development
12 and Planning.

13 MR. STINZIANO: Individuals from the
14 auditor's office?

15 MR. SCARBOROUGH: Good morning. Will
16 Scarborough, TIRC representative.

17 MR. STINZIANO: Thank you all.

18 Are there any additional stakeholders,
19 people from the public, or media that would like
20 to identify themselves for purposes of the
21 minutes?

22 Hearing none, for voting purposes,
23 there will be a call for a motion, a second, and
24 then a vote in affirmation. Same sign for

1 opposition and any abstentions. If we don't hear
2 anyone during the opposition or abstention, it
3 will be presumed it was in support, you just
4 didn't get your microphone turned on quick enough.

5 We will now call the meeting to order.
6 We will begin with a review of last year's
7 minutes, dated June 23, 2022.

8 Are there any corrections or changes?

9 Hearing no further review, I'd like to
10 seek a motion to approve the minutes.

11 MS. BOOS: This is Carlie. So moved.

12 MR. CRAIG: Kelan. Second.

13 MR. STINZIANO: Thank you.

14 It's been moved and seconded. All
15 those in favor, please signify by voting aye.

16 MS. ORR: Aye.

17 MR. CRAIG: Aye.

18 MS. BOOS: Aye.

19 MR. STINZIANO: Same sign for any
20 opposition.

21 And any abstentions.

22 The minutes have passed.

23 We will now begin our CRA report
24 review. We will review and vote on the status of

1 each post 94 CRA abatement report for tax year
2 2022.

3 The floor is yours.

4 MR. HAMONS: All right. Thank you,
5 Mr. Auditor. As I had said, my name is Shannon
6 Hamons, director of economic development. I've
7 been on the job since mid-July, so myself and
8 Rachel, who's been also with the department a few
9 months, did our very best to try to get all of
10 these in order. Of course, the weeks that I've --
11 the few weeks that I've been there, I have tried
12 to make myself very aware of what's happening at
13 all these companies.

14 I just want to preface my presentation
15 by stating that there are some of these projects
16 that I believe that the company reps might be a
17 little bit confused as to how they should be
18 reporting the information, and I'll point these
19 out as we go forward. But I -- I don't think that
20 it should hamper us voting in favor of these, but
21 we do need to collect some more information, I
22 feel.

23 And I have spoken to Will -- actually,
24 communicated by email, that we are going to do

1 some follow-up with a couple of these companies,
2 and I'm going to be meeting with Will to make sure
3 that we are reporting this information as
4 accurately as possible moving forward as I become
5 more involved with the community.

6 So I just wanted to preface that before
7 I start. And we have an item -- we show these
8 locations on the screen. So the first one I think
9 that we're going to talk about is CP Road, LLC.
10 This is a 12,000-square-foot mixed office
11 warehouse with multiple tenants. You can see that
12 the retained jobs and the payroll is adequate.

13 Again, I think that we might have to
14 have a visit with these folks moving forward to
15 ensure that they're reporting correctly, but it
16 looks as though they're doing very well in this
17 building. Pitabilities, Valley Mechanical
18 Services, Control Products Systems, and Creative
19 Graphics are at this location.

20 And there is a representation of the
21 building. And all these companies are still
22 operating there.

23 MR. STINZIANO: Thank you for the
24 report.

1 Are there any questions or comments
2 from any members of the Board?

3 MS. BOOS: Yeah. Can you just explain
4 more about what kind of follow-up needs to occur
5 and what in these numbers might --

6 MR. HAMONS: Well, I -- this one is
7 fine, but there -- you'll see a couple later that
8 I think that they actually transposed the numbers
9 for what was retained jobs versus what was new. I
10 think that some of the companies may have -- when
11 they started, they accounted for the new jobs, and
12 then when they hire -- continue to hire, I think
13 that they are confused about are those actually
14 employed or those go to the retained.

15 So I think a visitation with these
16 companies will clear that up for them so that next
17 year we don't have those issues. Does that make
18 sense?

19 MS. BOOS: I think so, but it wouldn't
20 -- there isn't a risk of them essentially double
21 counting employees, correct?

22 MR. HAMONS: I want to make sure that
23 they're not. I don't think that they are, I think
24 they're just confused about when the period starts

1 for the retained and when the beginning is for the
2 new.

3 So -- and I think that they also have
4 the same issue when they're talking about the
5 payroll numbers. You'll see that some of them
6 just don't make any sense because they show zero
7 jobs, but then the retained payroll is elevated,
8 so obviously that doesn't jive, so...

9 MR. STINZIANO: Any additional
10 questions or comments?

11 Do you have a question? Okay.

12 If there's no further review, I'd like
13 to seek a motion to accept the report and find it
14 in compliance.

15 MR. CRAIG: So moved. Kelan.

16 MS. ORR: Second. Julie.

17 MR. STINZIANO: Thank you.

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

20 MS. ORR: Aye.

21 MR. STINZIANO: Same sign for any
22 opposition.

23 And any abstentions.

24 The report is accepted.

1 MR. HAMONS: The next slide is for
2 Goldeneye Cross Pointe. This is also in CRA 1,
3 post 94 CRA as the other one was. The
4 20,000-square-foot office building is home to
5 Reliant Capital Solutions. They met all of their
6 retained and actual job numbers. And you can see
7 that the retained and the new payroll is a little
8 bit different than what was initially expected,
9 but the retained and the new payroll together
10 exceeds both the benchmarks of payroll and newly
11 created.

12 MR. STINZIANO: Thank you for the
13 report.

14 Are there any questions or comments
15 from members of the Board?

16 MS. BOOS: Sorry. How many jobs were
17 created, new?

18 MR. HAMONS: I believe that there are
19 more than 100, but for some reason they did not
20 fill it out. That is another one that I'm going
21 to be paying a visit to to clarify exactly. I
22 think that the new jobs have not -- they have not
23 given themselves credit for the new jobs that they
24 have created there. And I think that they

1 actually have higher retained dollars and did not
2 reflect the new payroll numbers correctly.

3 And, again, I think that there is some
4 confusion in the reporting from what I can tell.
5 So the ones that have these anomalies, I'm going
6 to visit before the end of the year. But they're
7 operating, they're generating, you know, tax
8 dollars and meeting the requirements. It's just
9 that I think the reporting is not accurate.

10 MS. BOOS: So given that, does it make
11 sense to do an approval contingent on complete
12 reporting?

13 MR. STINZIANO: If that is the motion
14 that you would be comfortable with.

15 MS. BOOS: I think I would be happy
16 making that motion.

17 MR. STINZIANO: All right. I will seek
18 a motion.

19 So we have a motion that compliance is
20 granted pending complete reporting.

21 MR. CRAIG: Second. Kelan.

22 MR. STINZIANO: Thank you.

23 It's been moved and seconded. All
24 those in favor, please signify by voting aye.

1 MS. ORR: Aye.

2 MR. CRAIG: Aye.

3 MS. BOOS: Aye.

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

6 And any abstentions.

7 That report is accepted with that
8 caveat.

9 MR. HAMONS: Thank you. Next one.

10 Suburban Steel, you may be familiar with these
11 folks. They've been around central Ohio for many
12 years. They have ornamental railings, customized
13 steel products. This, again, CRA 1, post 94,
14 12-year, 100 percent. The number of retained jobs
15 and the payroll retained and the new jobs created,
16 which was small for this expansion of their
17 warehouse, but they have met their payroll
18 created.

19 Again, with a visit -- you know, why
20 they didn't put the new payroll. Obviously, they
21 had new payroll because the jobs were created. I
22 just think it's a matter of communicating with
23 them so that they are correctly filling these
24 forms out. And being new and not having the

1 opportunity to visit all these companies, I can't
2 explain to you why they're not filling them out
3 correctly, but I would suspect that the payroll is
4 in excess of 130,000 for the new jobs.

5 MR. STINZIANO: Thank you for the
6 report and update.

7 Are there any questions or comments?

8 Hearing none, is there a potential
9 motion forthcoming?

10 MR. CRAIG: I'm going make it another
11 motion contingent upon complete reporting. I'll
12 make that motion.

13 MS. BOOS: I'll second. This is
14 Carlie.

15 MR. STINZIANO: It's been moved and
16 seconded for compliance pending additional
17 information. Is there -- all those in favor,
18 please signify by voting aye.

19 MR. CRAIG: Aye.

20 MS. ORR: Aye.

21 MS. BOOS: Aye.

22 MR. STINZIANO: Same sign for any
23 opposition.

24 And any abstentions.

1 The motion is accepted.

2 MR. HAMONS: Thank you. The next one.
3 I think what we're going to do is if we go forward
4 you'll see -- okay. We're going to do Buckeye Elm
5 Holdings. Okay. This is a woman-owned
6 environmental remediation.

7 I know that they have retained jobs and
8 they have a significant payroll, and, again, I
9 think they have put the payroll retained into the
10 slot where some of that should be payroll created
11 because they did create new jobs. We have
12 actually communicated with these folks by phone,
13 and it was evident that they were a little bit
14 confused about where these numbers should be
15 going. So we said, we will be visiting with you
16 to clarify that. And they said, please do.

17 So -- but they are there, they are
18 operating, and it's not a matter of them having
19 the jobs or the payroll, it's just how are they
20 reflecting that.

21 MR. STINZIANO: Thank you for the
22 report.

23 Any questions or comments?

24 Hearing none, what would be the desired

1 motion?

2 MS. BOOS: Yeah, I'll make a motion to
3 approve contingent on final reporting.

4 MS. ORR: This is Julie. I'll second.

5 MR. STINZIANO: It's been moved and
6 seconded. All those in favor, please signify by
7 voting aye.

8 MS. ORR: Aye.

9 MR. CRAIG: Aye.

10 MS. BOOS: Aye.

11 MR. STINZIANO: Same sign for any
12 opposition.

13 And any abstentions.

14 The motion is accepted.

15 MR. HAMONS: Thank you.

16 MR. STINZIANO: I believe we have three
17 updates, but we're not voting on them?

18 MR. HAMONS: That's correct. Taylor
19 Industrial Park. This one is -- as you can see,
20 it was nearing completion. And this is basically
21 a company that produces sign supply and
22 manufacturing and is to have created 65 jobs.
23 We'll hear this one next year.

24 And it looks as though that this --

1 they're actually a little further along than this
2 photograph indicates, so we -- they should be
3 completed -- they actually -- it shows completed
4 in 2023, but I think they're still putting some
5 finishing touches on that building. So whether or
6 not that this is actually for next year or the
7 following is to be determined.

8 They are to have 65 jobs in the
9 190,000-square-foot building that they are
10 finishing up.

11 MR. STINZIANO: Thank you for the
12 update. Rosen.

13 MR. HAMONS: Rosen. Actually, this
14 company has been in Gahanna with a
15 9,000-square-foot building.

16 So that is their existing
17 9,000-square-foot building. These folks are in
18 the utility industry. They basically will
19 investigate utility conditions for municipalities
20 and other governments, and it's fairly high-tech
21 what they do.

22 This original CRA was approved 100
23 percent for 15 years in 2020, but because of COVID
24 and other factors, they didn't get started and

1 they just had the groundbreaking for this last
2 week. It was to have been 25,000 square feet, but
3 business has been so good since COVID went away
4 that they are building a 50,000-square-foot
5 building next to this site here you see on
6 Technology Drive. So that will probably not come
7 on until 2025 because it's going to take 12 to 18
8 months for the construction to be completed.

9 Romanoff. They basically are -- it's a
10 longstanding Gahanna company. They were given a
11 15-year, 100 percent abatement on improvements,
12 basically renovating the former ADV building that
13 they're moving into. So that should be complete,
14 hopefully, by the end of this year and you will
15 probably hear this next year. We put completed
16 2024. It's going to be really tight for them to
17 get it done this year, so it may not be on until
18 2025.

19 MR. STINZIANO: Appreciate those
20 updates.

21 We'll now move to CRA No. 3, Mifflin
22 Township.

23 MR. HAMONS: Okay. Franklin Peak, LLC.
24 Some of you might know this building because it is

1 -- has a brewery attached to it, Edison Brewery.
2 We just had an event there on Sunday. It has
3 several other firms in it, electrical products,
4 Advanced Civil Design, and so forth. And they've
5 done very well in meeting their projected payroll
6 and jobs for this location. So it's a really
7 great company in an area that is beginning to be
8 very well-known in the development world.

9 MR. STINZIANO: Thanks for the report.

10 Are there any questions or comments?

11 MS. BOOS: I just want to say that last
12 year we were told we would have the target Edison
13 this year, so -- I am kidding. Sorry. I'm
14 reading faces here and I'm not sure that came
15 across.

16 MR. HAMONS: Well, okay. We'll have to
17 shoot for that.

18 MR. STINZIANO: Not reflective of the
19 minutes.

20 MS. BOOS: For the record.

21 MR. SCHIMMER: When compliance is
22 completed, I think we ought to get over there.

23 MR. CRAIG: I will make a motion to
24 approve.

1 MR. STINZIANO: Thank you.

2 Is there a second?

3 MS. BOOS: This is Carlie. I'll
4 second.

5 MR. STINZIANO: All right. It's been
6 moved and seconded. All those in favor, please
7 signify by voting aye.

8 MS. ORR: Aye.

9 MR. CRAIG: Aye.

10 MS. BOOS: Aye.

11 MR. STINZIANO: Same sign for any
12 opposition.

13 And any abstentions.

14 The report is accepted.

15 MR. HAMONS: Thank you. Chippewa
16 Building, LLC, 1045 Taylor Road, CRA 3, as you
17 know. This tenant is Bell Equipment. It is a
18 small manufacturer. They manufacture parts for
19 fire trucks and street maintenance vehicles, so
20 some of our communities may be using their
21 products.

22 The job retention and the job creation
23 has been great for this small company and it is
24 humming right along. So we'd appreciate your

1 support for these folks as well.

2 MR. STINZIANO: Thank you for your
3 report and recommendation.

4 Are there any questions or comments?

5 Hearing no further review, I'd like to
6 seek a motion to accept the report and find it in
7 compliance.

8 MS. ORR: This is Julie. I'll move it.

9 MS. BOOS: This is Carlie. Second.

10 MR. STINZIANO: It's been moved and
11 seconded. All those in favor, please signify by
12 voting aye.

13 MS. ORR: Aye.

14 MR. CRAIG: Aye.

15 MS. BOOS: Aye.

16 MR. STINZIANO: Same sign for any
17 opposition.

18 And any abstentions.

19 The report is accepted.

20 MR. HAMONS: Okay. The next one,
21 Gahanna Parkway, LLC. This is actually part of
22 the development where Grote Donatos is located.
23 It's called the EDGE Innovation Hub. We just met
24 with them -- was that three weeks ago --

1 approximately three weeks ago and they have said
2 that they are working to meet these benchmarks and
3 they will probably begin actually renovating more
4 space this fall to add the employees that are
5 required. They retained the jobs and the payroll
6 but they are still looking to create and add more
7 jobs, which they suspect will happen as soon as
8 the renovation is done.

9 So we would welcome your support for
10 continuation of this incentive.

11 MR. STINZIANO: Thank you for the
12 report.

13 Are there any questions or comments?

14 Hearing no further review, I'd like to
15 seek a motion to accept the report and find it in
16 compliance.

17 MR. CRAIG: So moved. Kelan.

18 MS. ORR: Second. Julie.

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

22 MS. ORR: Aye.

23 MS. BOOS: Aye.

24 MR. STINZIANO: Same sign for any

1 opposition.

2 And any abstentions.

3 The report is accepted.

4 MR. HAMONS: Thank you. The next one
5 is a multi-tenant building on Claycraft Road.
6 Crocodile Cloth, they make cleaning supplies,
7 another industrial supply company, and DB
8 Schecker.

9 This is, again, another one that I
10 think they are a little confused as to payroll
11 retained versus new payroll. You can see there
12 are a lot of payroll dollars coming from that and
13 new jobs, but for some reason they did not fill
14 that out. So we are going to be visiting with
15 each of these individual companies to make sure --
16 I think that the -- the person, landlord who
17 completed this was unsure about each of the
18 companies and all they knew was the payroll. So
19 we're going to get actual job numbers when we
20 visit with them before the end of the year.

21 MR. STINZIANO: Thank you for the
22 report.

23 Any questions or comments?

24 Hearing none, I'd like to seek a

1 motion.

2 MS. BOOS: I'll move, again, contingent
3 on final reporting.

4 MS. ORR: This is Julie. I'll second.

5 MR. STINZIANO: Thank you.

6 It's been moved and seconded contingent
7 on final reporting. All those in favor, please
8 signify by voting aye.

9 MS. BOOS: Aye.

10 MS. ORR: Aye.

11 MR. STINZIANO: Same sign for any
12 opposition.

13 And any abstentions.

14 The motion is accepted.

15 Then we have an update with no vote.

16 MR. HAMONS: Yes. ADB Safegate.

17 Next slide, please. There we go.

18 This photograph was just taken a few
19 days ago. They completed this building just
20 earlier this year and had their grand opening
21 actually in July. I think it might have been the
22 second day I was on the job. So the bar was set
23 pretty high on my second day. They said, okay,
24 every month we've got to have another one of

1 these, right?

2 But -- so this company, if you don't
3 know much about them, it's an international
4 company that was in Gahanna, that this new office
5 building, 178,000 square feet, combined with their
6 warehouse space is a great project. 15-year, 100
7 percent abatement, retaining 204 employees with
8 \$12.2 million payroll, and they will be adding,
9 hopefully within the next year to two years, 25
10 more employees. So you'll see this arrive on the
11 reports probably in 2025 depending on how the
12 valuation is considered.

13 But it's a great win for the community
14 and the area. They make airport landing systems,
15 control systems, lighting and things like that and
16 they really like being near the airport. The
17 airplanes fly right over. You look out, you feel
18 like you can touch the airplanes. And that's the
19 environment they wanted to bring their potential
20 clients to, so...

21 MR. STINZIANO: Thank you. We'll now
22 move to CR No. 1, Jefferson Township.

23 MR. HAMONS: The Eastgate Commercial
24 Park.

1 I think it might be the next slide.

2 There we go.

3 MR. STINZIANO: So we have Premier
4 first, then Eastgate.

5 MR. HAMONS: Oh, I'm sorry.

6 MR. STINZIANO: It's what the slide
7 shows. We'll go in whatever order you want.

8 MR. HAMONS: Okay. This small
9 6,300-square-foot office, Premier Home Care and
10 Nationwide Home Healthcare. We had some concerns
11 about this company last year, but it appears as
12 though that they're meeting and -- meeting their
13 benchmarks and have actually created more jobs
14 than they were required to do.

15 So we would welcome your support for
16 this incentive.

17 MR. STINZIANO: Thank you for the
18 update.

19 Any questions or comments?

20 Hearing none, I'd like to seek a motion
21 to accept the report and find it in compliance.

22 MR. CRAIG: So moved. Kelan.

23 MS. ORR: Second. Julie.

24 MR. STINZIANO: It's been moved and

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

3 MS. ORR: Aye.

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

6 And any abstentions.

7 The report is accepted.

8 MR. HAMONS: Okay. The Eastgate
9 Commercial Park. 10-year, 100 percent,
10 multi-tenant building.

11 They also, I think, have actually
12 retained and created more jobs than what they were
13 to have done. The payroll is about the same as
14 the benchmarks, but I -- again, I want to make
15 sure that I visit with each of these companies.
16 There are one, two, three, four, five, six tenants
17 in this building, so I would like to meet with
18 these individual companies to make sure that they
19 are adding up to the benchmarks as we had assumed
20 they would.

21 So, again, I guess that would be one
22 that we would request that you approve pending
23 those visits.

24 MR. STINZIANO: Thank you for the

1 report and recommendation.

2 Are there any questions or comments?

3 Hearing none, I'd like to seek a
4 motion.

5 MS. ORR: This is Julie. So moved.

6 MR. STINZIANO: Is there a second?

7 MS. BOOS: This is Carlie.

8 MR. STINZIANO: So it's been moved and
9 seconded. The report will be found in compliance
10 pending additional document submission. All those
11 in favor, please signify by voting aye.

12 MS. BOOS: Aye.

13 MS. ORR: Aye.

14 MR. CRAIG: Aye.

15 MR. STINZIANO: Same sign for any
16 opposition.

17 And any abstentions.

18 The report is accepted.

19 We will now review and vote on the
20 state of each pre 94 CRA abatement report for tax
21 year 2022. My note says the first one, CRA No. 2,
22 is actually ended and so it's informational with
23 no vote. So just so the Board is understanding.

24 MR. HAMONS: Okay. So the pre 94 CRA

1 No. 4. There is none in CRA No. 2, by the way, so
2 there's nothing to report for that. The CRA
3 No. 4, there are three projects that are underway.
4 All have been meeting their projections and job
5 creation and doing very well.

6 There is another project that will be
7 presented or discussed next year, Ortho ONE will
8 be moving their offices to the Crescent
9 development, which this is in, and they will be
10 bringing 215 jobs to Gahanna next year. They are
11 hoping to actually begin construction late this
12 year, probably will not be done until the very end
13 of next year. They will be bringing a \$28.5
14 million payroll with those 215 jobs.

15 So it's a great win for us and the
16 community to have those. And actually it will be
17 the largest payroll in the City of Gahanna when
18 they come to the community.

19 MR. STINZIANO: Thank you for the
20 report and update on CRA No. 4.

21 Are there any questions or comments?

22 Hearing none, I'd like to seek a motion
23 to accept the report and find it in compliance.

24 MR. CRAIG: So moved. Kelan.

1 MS. ORR: Second.

2 MR. STINZIANO: Thank you.

3 It's been moved and seconded. All
4 those in favor, please signify by voting aye.

5 MS. ORR: Aye.

6 MR. CRAIG: Aye.

7 MS. BOOS: Aye.

8 MR. STINZIANO: Same sign for any
9 opposition.

10 And any abstentions.

11 The report is accepted.

12 MR. HAMONS: The CRA No. 5, which is
13 the historic west side. We have four incentives
14 there and they are doing very well and have met
15 their goals of investment in the community. And
16 it's nice to have these in that part of town that
17 are -- have reinvested in that area. So that's
18 important as we continue to try to develop on our
19 west side that will spill over into Creekside. We
20 have some big plans for that in the next year or
21 two. That's job one for me as I get going, and
22 hopefully you'll see some more investment in that
23 area as we move forward.

24 MR. STINZIANO: Thank you for the

1 report and update.

2 Are there any questions or comments?

3 MS. BOOS: Just so I understand,
4 Stygler Village is complete and that was
5 information only, or is that one still active?

6 MR. HAMONS: I'm sorry. Say it again,
7 please.

8 MS. BOOS: Stygler Village, did you say
9 that that was complete and information only, or is
10 that an active?

11 MR. HAMONS: Yes, that is completed.
12 That was for National Church Residences. That
13 should have been completed in 2022; is that
14 correct?

15 MS. BOOS: So if it was completed in
16 2022, we would be voting on it?

17 MR. SCARBOROUGH: Is this CRA No. 2 or
18 4 that we're discussing here?

19 MR. HAMONS: Yes, it is completed.

20 I'm sorry, what's the question?

21 MR. SCARBOROUGH: Is this within CR
22 No. 2 or No. 4?

23 MR. HAMONS: This is No. 5, actually.
24 It's a pre 94 CRA.

1 MR. SCARBOROUGH: Okay.

2 MR. STINZIANO: Thank you for the
3 clarification.

4 Are there any additional questions or
5 comments?

6 Hearing none, I'd like to seek a
7 motion.

8 MR. CRAIG: So moved. Kelan.

9 MR. STINZIANO: Is there a second?

10 MS. ORR: Second.

11 MR. STINZIANO: Thank you.

12 It's been moved and seconded. All
13 those in favor, please signify by voting aye.

14 MS. ORR: Aye.

15 MR. CRAIG: Aye.

16 MR. STINZIANO: Same sign for any
17 opposition.

18 And any abstentions.

19 MS. BOOS: This is Carlie. I abstain.

20 MR. STINZIANO: Abstention noted.

21 The CRA is accepted.

22 We will now move to our TIF review.

23 We'll review and vote on the Village of Gahanna

24 TIF district status report for tax year 2022 and

1 acknowledge the auditor's tax delinquent parcel
2 list included in the TIRC packet.

3 There are going to be ten TIF districts
4 that you can present however you want. We're only
5 taking one vote. So let me know when you're ready
6 for the vote.

7 MR. HAMONS: I have brought our finance
8 director, Joann Bury, who tracks all of these and
9 she's a wizard. When I go in and ask her about
10 these, she calls them up. And she provided with
11 -- to you a spreadsheet for each of them to
12 reflect how much has been received in each of the
13 TIF areas, how much has been spent from each of
14 the areas, and for what purpose they have been
15 used.

16 So if you have any questions, please
17 direct them to Joann because she is an expert, and
18 I am still learning about these TIF areas.

19 MR. STINZIANO: Thank you.

20 Does anyone have any questions for the
21 wizard?

22 MS. BURY: I feel like I should have a
23 cape.

24 MR. STINZIANO: Hearing none and no

1 further review, I'd like to seek a motion to
2 accept the TIF report and find it in compliance.

3 MR. CRAIG: So moved. Kelan.

4 MS. BOOS: This is Carlie. I'll
5 second.

6 MR. STINZIANO: It's been moved and
7 seconded. All those in favor, please signify by
8 voting aye.

9 MS. ORR: Aye.

10 MS. BOOS: Aye.

11 MR. STINZIANO: Same sign for any
12 opposition.

13 And any abstentions.

14 That was like wizard magic that you got
15 none in TIF.

16 Those reports are accepted. Is there
17 any other business before today's Gahanna TIRC?

18 Hearing no other business, we are
19 adjourned.

20 - - - - -

21 Thereupon, the foregoing proceedings
22 concluded at 11:37 a.m.

23 - - - - -
24

1 State of Ohio : C E R T I F I C A T E
2 County of Franklin: SS

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 12, 2023.

17
18
19 *Katherine J. Konneker*

20 _____
21 Katherine Konneker, Notary Public - State of Ohio
22 My commission expires February 28, 2027.
23
24

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City of Gahanna

200 South Hamilton
Road
Gahanna, Ohio 43230

Signature

Ordinance: ORD-0087-2023

File Number: ORD-0087-2023

AN ORDINANCE ACCEPTING, APPROVING, AND RATIFYING THE SUBMITTED RECOMMENDATIONS OF THE CITY OF GAHANNA TAX INCENTIVE REVIEW COUNCIL FOR TAX YEAR 2022

WHEREAS, a Tax Incentive Review Council ("TIRC") was established pursuant to Section 5709.85 of the Ohio Revised Code to review annually the compliance of all agreements involving the granting of exemptions for commercial or industrial real property improvements under the Community Reinvestment Area ("CRA") Program and make recommendations to the City Council as to continuing, modifying, or terminating each CRA agreement in effect based upon the performance of the agreement; and

WHEREAS, the TIRC has received and investigated said CRA Report and has found and determined that said report has satisfied all the requirements of the CRA agreements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:

Section 1. That City Council hereby accepts, approves, and ratifies the recommendations of the TIRC for tax year 2022 as set forth in EXHIBIT A (August 29, 2023 TIRC Minutes), EXHIBIT B (Gahanna TIRC Packet for Tax Year 2022), and EXHIBIT C (Confirmation of Compliance Letter dated November 20, 2023), attached hereto and made a part herein, and agrees to continue said tax exemption agreements.

Section 2. That this Ordinance shall be in full force and effect after passage by this Council and 30 days after date of signature of approval by the Mayor.

At a regular meeting of the City Council on January 2, 2024, a motion was made by Schnetzer, seconded by Renner, that this Ordinance be Adopted. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;
Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, Abstain - COI
Abstain

President

Merisa Bowers
Merisa K. Bowers

Date

1/2/24

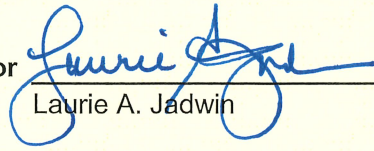
Attest by

Jeremy A. VanMeter
Jeremy A. VanMeter
Clerk of Council

Date

1/2/2024

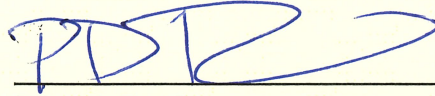
Approved by the Mayor


Laurie A. Jadwin

Date

1-2-2024

Approved as to Form


Priya D. Tamilarasan
City Attorney

Date

1/2/24

Abatement Report

Name of TIRC Gahanna
Company Name CP Road LLC CRA 1

CRA Type CRA

First Year 2018 **Last Year** 2024
Abatement Purpose New Construction
Terms & Percentage 7 / 75%
Building Description/Use
Warehouse/Office
Tenants Pitabilities, Controlled Product
Systems Group, Creative Graphics,
Rotulados

Project Details/History

12000 SF of mix office/warehouse/retail

Tax Year 2023
Total Appraised Value \$3,630,000

Total Value Abated \$1,092,100

Annual Tax Paid \$73,677.92
Foregone Tax \$31,705.06
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-013186

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$993,394
Investment Completion Date September 29, 2018
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 20

New Payroll Created \$900,000

Jobs/Payroll Created By September 29, 2021

Other Agreement Benchmarks Notes

As Verified

Real Estate Only Invested \$993,294
Date Investment Completed August 1, 2018
Actual Retained Jobs 0
Payroll Dollars Retained 0
New Jobs Created 35

New Payroll Dollars Created
\$1,821,244.06

Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Goldeneye Cross Pointe LLC (previously 670 Gahanna Investments LLC) 1

CRA Type CRA

First Year 2016 **Last Year** 2030
Abatement Purpose New Construction
Terms & Percentage 15 / 100%
Building Description/Use 20,000 SF Office
Tenants Reliant Capital Solutions

Project Details/History

This is a 20000 SF office space new build in the City of Gahanna

Tax Year 2023
Total Appraised Value \$3,714,100

Total Value Abated \$3,120,100

Annual Tax Paid \$17,244.34
Foregone Tax \$90,579.72
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-012942
Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$2,110,000

Investment Completion Date October 29, 2017

Number of Retained Jobs 93

Payroll Retained \$4,381,786

Number of New Jobs Created 100

New Payroll Created \$4,195,000

Jobs/Payroll Created By December 30, 2020

Other Agreement Benchmarks
Notes

As Verified

Real Estate Only Invested \$2,110,000

Date Investment Completed October 30, 2017

Actual Retained Jobs 93

Payroll Dollars Retained \$10,622,249.2

New Jobs Created 170

New Payroll Dollars Created \$6,240,463

Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name Suburban Steel Supply Co.
LLC CRA #1

CRA Type CRA

First Year 2019 **Last Year** 2030

Abatement Purpose New Construction

Terms & Percentage 12 / 100%

Building Description/Use Warehouse

Tenants Suburban Steel Supply Company

Tax Year 2023

Total Appraised Value \$3,800,000

Total Value Abated \$123,700

Annual Tax Paid \$106,726.7

Foregone Tax \$3,591.54

Municipalities Opinion on Compliance? Yes

Parcel Numbers 025-013006

Vacancies

Project Details/History

This was the construction of approximately 5300 SF warehouse space

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$388,000
Investment Completion Date November 30, 2019

Number of Retained Jobs 73

Payroll Retained \$3,200,000

Number of New Jobs Created 2

New Payroll Created \$90,000

Jobs/Payroll Created By May 31, 2021

As Verified

Real Estate Only Invested \$388,000
Date Investment Completed December 31, 2019

Actual Retained Jobs 73

Payroll Dollars Retained \$6,121,843

New Jobs Created 18

New Payroll Dollars Created \$2,921,843

Community Involvement

Other Agreement Benchmarks

Notes

Abatement Report

Name of TIRC Gahanna
Company Name Buckeye Elm Holdings Co
LLC CRA 1
CRA Type CRA

First Year 2020 **Last Year** 2029
Abatement Purpose Remodel Only
Terms & Percentage 10 / 80%
Building Description/Use Medium
Manufacturing
Tenants Buckeye Elm Contracting

Project Details/History

Remodel of 19000 SF of Warehousing
space

Tax Year 2023
Total Appraised Value \$1,091,000

Total Value Abated \$74,900

Annual Tax Paid \$29,498.7
Foregone Tax \$2,174.83
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-013595

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$910,000
Investment Completion Date September
30, 2021
Number of Retained Jobs 25
Payroll Retained \$1,926,800
Number of New Jobs Created 50
New Payroll Created \$2,750,000
Jobs/Payroll Created By

Other Agreement Benchmarks
Notes

As Verified

Real Estate Only Invested \$993,394
Date Investment Completed September
1, 2021
Actual Retained Jobs 25
Payroll Dollars Retained \$1,926,800
New Jobs Created 10
New Payroll Dollars Created \$714,990
Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Taylor Industrial Park LLC

CRA Type GAHANNA #1 CRA

First Year 2023 **Last Year** 2032
Abatement Purpose New Construction
Terms & Percentage 10 / %
Building Description/Use
Warehouse/Office
Tenants Grimco

Project Details/History

193,000 Sq Ft flex office space

Tax Year 2023
Total Appraised Value \$3,610,500

Total Value Abated \$2,513,900

Annual Tax Paid \$31,067.04
Foregone Tax \$71,220.05
Municipalities Opinion on Compliance? Yes
Parcel Numbers 027-000008

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment
\$16,600,000

Investment Completion Date April 30, 2022

Number of Retained Jobs

Payroll Retained \$

Number of New Jobs Created 65

New Payroll Created \$3,600,025

Jobs/Payroll Created By December 31, 2025

Other Agreement Benchmarks
Notes

As Verified

Real Estate Only Invested \$16,600,000

Date Investment Completed September 1, 2023

Actual Retained Jobs 0

Payroll Dollars Retained \$0

New Jobs Created 49

New Payroll Dollars Created
\$1,913,661.49

Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Franklin Peak LLC 3

CRA Type CRA

First Year 2018 **Last Year** 2032
Abatement Purpose New Construction
Terms & Percentage 15 / 100%
Building Description/Use 50,000 SF Office Space
Tenants Advanced Civil Design, TRC, SPIDA, Edison

Project Details/History

The project purchased 4.4 acres of land in the City of Gahanna to develop 50,000 SF of flex office and a brewery.

Tax Year 2023
Total Appraised Value \$11,553,500

Total Value Abated \$10,558,900

Annual Tax Paid \$28,874.12
Foregone Tax \$306,534.75
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-006469

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$6,000,000

Investment Completion Date December 31, 2019

Number of Retained Jobs 131

Payroll Retained \$9,384,971

Number of New Jobs Created 27

New Payroll Created \$0

Jobs/Payroll Created By December 31, 2024

Other Agreement Benchmarks Notes

As Verified

Real Estate Only Invested \$6,000,000

Date Investment Completed December 31, 2019

Actual Retained Jobs 131

Payroll Dollars Retained \$9,384,971

New Jobs Created 30

New Payroll Dollars Created \$900,029

Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Chippewa Building LLC 3

CRA Type CRA

First Year 2017 **Last Year** 2026
Abatement Purpose New Construction
Terms & Percentage 10 / 50%
Building Description/Use
Warehouse/Distribution
Tenants McQueen Equipment (Bell
Equipment)

Project Details/History

Purchase of approximately 3 acres of
land to construct a 12,000 SF
Warehouse/Distribution facility

Tax Year 2023
Total Appraised Value \$1,641,700

Total Value Abated \$631,300

Annual Tax Paid \$29,333.64
Foregone Tax \$18,327.63
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-013633

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$1,800,000

Investment Completion Date July 30,
2017
Number of Retained Jobs 8
Payroll Retained \$675,000
Number of New Jobs Created 0

New Payroll Created \$0

Jobs/Payroll Created By

**Other Agreement Benchmarks
Notes**

As Verified

Real Estate Only Invested \$1,800,000

Date Investment Completed June 8,
2017
Actual Retained Jobs 8
Payroll Dollars Retained \$675,000
New Jobs Created 15

New Payroll Dollars Created
\$1,450,230.78

Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Gahanna Pkwy LLC 3

CRA Type CRA

First Year 2018 **Last Year** 2029
Abatement Purpose Remodel Only
Terms & Percentage 12 / 100%
Building Description/Use
Office/Entrepreneurial
Tenants Edge Innovation Hub

Project Details/History

This is a remodel of 17,600 SF of warehouse/industrial to be turned into Coworking space and to foster entrepreneurial activities

Tax Year 2023
Total Appraised Value \$1,662,900

Total Value Abated \$1,028,200

Annual Tax Paid \$18,426.32
Foregone Tax \$29,849.56
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-007810

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$1,500,000

Investment Completion Date April 29, 2019

Number of Retained Jobs 11

Payroll Retained \$0

Number of New Jobs Created 13

New Payroll Created \$650,000

Jobs/Payroll Created By April 29, 2022

Other Agreement Benchmarks
Notes

As Verified

Real Estate Only Invested \$15,000,000

Date Investment Completed April 30, 2019

Actual Retained Jobs 11

Payroll Dollars Retained \$0

New Jobs Created 14

New Payroll Dollars Created \$1,652,538

Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name 870-950 Claycraft Road
(Previously Trevi Enterprises LLC) 3
CRA Type CRA

First Year 2019 **Last Year** 2028
Abatement Purpose New Construction
Terms & Percentage 10 / 75%
Building Description/Use
Warehouse/Industrial
Tenants Crocodile Cloth, Benchmark, DB
Schecker

Project Details/History

A 40,000 SF Speculative Warehouse flex space meant to accommodate several end users

Tax Year 2023
Total Appraised Value \$19,400,000

Total Value Abated \$13,668,400

Annual Tax Paid \$166,394.32
Foregone Tax \$396,805.92
Municipalities Opinion on Compliance? Yes
Parcel Numbers 025-013638

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment
\$15,000,000
Investment Completion Date July 31,
2019
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 40
New Payroll Created \$1,250,000
Jobs/Payroll Created By July 31, 2022

Other Agreement Benchmarks Notes

As Verified

Real Estate Only Invested \$15,000,000
Date Investment Completed August 1,
2019
Actual Retained Jobs 0
Payroll Dollars Retained \$0
New Jobs Created 145
New Payroll Dollars Created \$8,849,983
Community Involvement

Abatement Report

Name of TIRC Gahanna
Company Name Abba Abba Holdings LLC

CRA Type GAHANNA # 3 CRA

First Year 2023 **Last Year** 2037
Abatement Purpose New Construction
Terms & Percentage 15 / %
Building Description/Use Office / Warehouse
Tenants ADB Safegate

Project Details/History

178,000 SF Warehouse/ Office

Tax Year 2023
Total Appraised Value \$11,206,500

Total Value Abated \$9,783,200

Annual Tax Paid \$
Foregone Tax \$277,161.37
Municipalities Opinion on Compliance? Yes
Parcel Numbers 027-000113

Vacancies

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment
\$24,000,000
Investment Completion Date December 30, 2022

Number of Retained Jobs
Payroll Retained \$
Number of New Jobs Created 25
New Payroll Created \$2,937,500
Jobs/Payroll Created By December 31, 2022

Other Agreement Benchmarks Notes

As Verified

Real Estate Only Invested \$24,000,000
Date Investment Completed May 1, 2023

Actual Retained Jobs 204
Payroll Dollars Retained \$12,300,000
New Jobs Created 15
New Payroll Dollars Created \$5,230,232
Community Involvement

Abatement Report

Name of TIRC Gahanna

Company Name Premier Holding Group LLC
1

CRA Type CRA

First Year 2019 **Last Year** 2033

Abatement Purpose New Construction

Terms & Percentage 15 / 75%

Building Description/Use Office Building

Tenants Premier Home Care, Nationwide
Home Health Care

Tax Year 2023

Total Appraised Value \$1,108,100

Total Value Abated \$608,000

Annual Tax Paid \$14,168.4

Foregone Tax \$17,224.85

Municipalities Opinion on Compliance? Yes

Parcel Numbers 027-000143

Vacancies

Project Details/History

6300 SF Office Space

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment \$772,538
Investment Completion Date September 30, 2019

Number of Retained Jobs 165

Payroll Retained \$2,784,375

Number of New Jobs Created 12

New Payroll Created \$449,484

Jobs/Payroll Created By September 30, 2022

As Verified

Real Estate Only Invested \$901,674
Date Investment Completed October 24, 2019

Actual Retained Jobs 165

Payroll Dollars Retained \$3,408,199

New Jobs Created 55

New Payroll Dollars Created \$623,824

Community Involvement

Other Agreement Benchmarks
Notes

Abatement Report

Name of TIRC Gahanna

Company Name Eastgate Commercial Park, LLC 1

CRA Type CRA

First Year 2020 **Last Year** 2029

Abatement Purpose New Construction

Terms & Percentage 10 / 100%

Building Description/Use

Warehouse/Office

Tenants Nimble Robotics, Upnext Training, ARF, 614 Custom Homes, Reliable Medical Supply, Spec Grade LED

Tax Year 2023

Total Appraised Value \$5,099,700

Total Value Abated \$4,014,100

Annual Tax Paid \$30,756.22

Foregone Tax \$113,721.21

Municipalities Opinion on Compliance? Yes

Parcel Numbers 027-000146

Vacancies

Project Details/History

Photo (If Provided by Municipality)

67560 SF of Office and warehouse space.

Agreement Benchmarks

Real Estate Only Investment \$3,700,000

Investment Completion Date April 30, 2020

Number of Retained Jobs

Payroll Retained \$

Number of New Jobs Created 38

New Payroll Created \$1,786,000

Jobs/Payroll Created By December 30, 2021

As Verified

Real Estate Only Invested \$3,700,000

Date Investment Completed November 11, 2020

Actual Retained Jobs 0

Payroll Dollars Retained \$0

New Jobs Created 38

New Payroll Dollars Created \$2,073,397

Community Involvement

Other Agreement Benchmarks

Notes

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TAX YEAR 2023 STATUS REPORT FOR:

Gahanna CRA #4

[illegible]

TAX YEAR 2023 STATUS REPORT FOR:

City of Gahanna CRA #5

[illegible]

Parcel Number	Site Address	City	Owner Name 1	Delinquent Year	Taxes Due
025-000097-00	63 N MILL ST	GAHANNA CITY	SKIN & SUGAR RE LLC	2024	\$16,492.32

TIF Report

Municipality GAHANNA CITY
TIF Name JOHNSTOWN ROAD DISTRICT TIF
(2016-2045)
TIF Ordinance 0102-2015
First Year 2016 **Last Year** 2045
Levy Sharing N
School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100

Project Number 90-266
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON
CSD

Project History

Township Share Payment, Trail
Improvements, Street/Waterline
Improvements

Photo (If Provided by Municipality)

Fund Balance \$595,590.83
Funds Received this Year \$306,176.25
Expenditures \$119,003.44

Balance Owed \$58,750
Funds Received Total \$1,266,766.53

Expenditure Details

Township revenue sharing.

TIF Report

Municipality GAHANNA CITY

TIF Name GAHANNA - EASTGATE TRIANGLE TIF

TIF Ordinance 1999-0427

First Year 2001 **Last Year** 2030

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023

Percent of TIF 100

Project Number 90-249

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON
CSD

Project History

Trail improvement capital project

Photo (If Provided by Municipality)

Fund Balance \$5,951

Funds Received this Year \$508,207

Expenditures \$373,444

Balance Owed \$0

Funds Received Total \$5,660,172.33

Expenditure Details

Trail improvement capital project

TIF Report

Municipality GAHANNA CITY

TIF Name GAHANNA - CENTRAL PARK (2014-2043) TIF

TIF Ordinance 0141-2013 & 0027-2019

First Year 2014 **Last Year** 2043

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023

Percent of TIF 100

Project Number 90-297

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Intersection Improvement Capital Project

Photo (If Provided by Municipality)

Fund Balance \$1,035,426

Funds Received this Year \$277,236

Expenditures \$285,589

Balance Owed \$27,500

Funds Received Total \$3,065,891.86

Expenditure Details

Taylor Station & Claycraft intersection improvements.

TIF Report

Municipality GAHANNA CITY

TIF Name GAHANNA - EASTGATE INDUSTRIAL
TIF

TIF Ordinance 1999-0164

First Year 2001 **Last Year** 2030

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023

Percent of TIF 100

Project Number 90-248

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON
CSD

Project History

Taylor Station and Claycraft Road
Improvements

Photo (If Provided by Municipality)

Fund Balance \$983,228

Funds Received this Year \$657,050

Expenditures \$64,539

Balance Owed \$1,392,264

Funds Received Total \$9,777,879.79

Expenditure Details

Taylor Claycraft intersection improvements

TIF Report

Municipality GAHANNA CITY
TIF Name GAHANNA NORTH TRIANGLE TIF
(2017-2046)
TIF Ordinance 0069-2014
First Year 2017 **Last Year** 2046
Levy Sharing N
School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100

Project Number 90-270
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON
CSD

Project History

Trail Improvement Capital Project

Photo (If Provided by Municipality)

Fund Balance \$1,850,278.91
Funds Received this Year \$696,114.33
Expenditures \$104,453.78

Balance Owed \$338,750
Funds Received Total \$2,129,545.5

Expenditure Details

North Triangle traffic signal repair.

TIF Report

Municipality GAHANNA CITY

TIF Name OLDE & WEST GAHANNA TIF (025)

TIF Ordinance 0214-2005

First Year 2006 **Last Year** 2035

Levy Sharing N

School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023

Percent of TIF 100

Project Number 90-113

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON
CSD

Project History

This is used to maintain public infrastructure in and around the TIF area.

Photo (If Provided by Municipality)

Fund Balance \$1,192,335

Funds Received this Year \$398,953

Expenditures \$147,856

Balance Owed \$0

Funds Received Total \$3,235,558.06

Expenditure Details

Township Revenue Sharing agreement

TIF Report

Municipality GAHANNA CITY
TIF Name CREEKSIDE (025)
TIF Ordinance 0231-2006
First Year 2007 **Last Year** 2036
Levy Sharing Y
School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100
Project Number 90-109
Number of years total 30
Revenue Sharing Y
School District GAHANNA JEFFERSON
CSD

Project History

This is a bond repayment structure for improvements made in the Creekside Area

Photo (If Provided by Municipality)

Fund Balance \$51,650
Funds Received this Year \$111,731
Expenditures \$126,434

Balance Owed \$0
Funds Received Total \$4,011,058.26

Expenditure Details

Debt Service transfer will be reduced in 2023 to make up excess transferred in 2023.

TIF Report

Municipality GAHANNA CITY
TIF Name HAMILTON ROAD CORRIDOR
TIF Ordinance 0027-2013
First Year 2014 **Last Year** 2043
Levy Sharing N
School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100
Project Number 90-215
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON
CSD

Project History

Developer Payment

Photo (If Provided by Municipality)

Fund Balance \$646,753
Funds Received this Year \$284,656
Expenditures \$89,308

Balance Owed \$464,580
Funds Received Total \$1,672,201.1

Expenditure Details

Hamilton Road bridge over 270. ODOT is main. City is paying for additional features.

TIF Report

Municipality GAHANNA CITY
TIF Name GAHANNA MANOR HOMES
TIF Ordinance 0267-2005
First Year 2006 **Last Year** 2035
Levy Sharing N
School or Non-School TIF Y

JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100
Project Number 90-147
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON
CSD

Project History

This was for Park Improvements to Hannah
Headly Park

Photo (If Provided by Municipality)

Fund Balance \$887,734
Funds Received this Year \$357,488
Expenditures \$115,954

Balance Owed \$86,500
Funds Received Total \$3,151,413.92

Expenditure Details

Debt service issued for Manor Homes development. Park improvement Hannah and
Headley parks which service these residents

TIF Report

Municipality GAHANNA CITY
TIF Name GAHANNA BUCKLES TRACT TIF
TIF Ordinance 149-2011
First Year 2013 **Last Year** 2042
Levy Sharing N
School or Non-School TIF N

JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100
Project Number 90-182
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON
CSD

Project History

City reimbursement for public
infrastructure expenses

Photo (If Provided by Municipality)

Fund Balance \$247,368
Funds Received this Year \$214,212
Expenditures \$128,326

Balance Owed \$0
Funds Received Total \$1,583,604.38

Expenditure Details

School revenue sharing