

TAX YEAR 2016 STATUS REPORT FOR:

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
025-012057	WESNEY BUILDING ONE LLC	100% 2004-2010 50% 2011-2018	520,000	188,400	\$ 5,861.53	Current	15 FT (MODIFIED 2011)	30 FT - 3 PT	2004-2018	Good	3/9/2017
025-012063	MHI OHIO CC IV LLC	100% 2002-2010 50% 2011-2016	2,072,000	783,500	\$ 24,376.82	Current	50 FT (MODIFIED 2011)	49 FT - 14 PT	2002-2016 LAST YEAR	Good	3/9/2017
025-012070	TABALEEN LTD	100% / 10 YR	1,160,000	893,800	\$ 27,808.04	Current	20 FT	0 FT <i>(Sold 1/31/17)</i>	2009-2018	Good	3/9/2017
025-012071	JCS PROPERTY MANAGEMENT LLC	100% 2009-2011 50% 2012-2018	1,298,700	592,900	\$ 18,446.84	Current	46 FT	80 FT - 1 PT	2009-2018	Good	3/9/2017
025-012072	G & A BLAIS ENTERPRISES INC	100% / 10 YR	815,600	620,000	\$ 19,289.54	Current	30 FT	47 FT	2008-2017	Good	3/9/2017
025-012176	SASS PROPERTIES LTD	100% / 10 YR	1,033,900	800,000	\$ 24,889.72	DELQ <i>\$7,641.46</i>	23 FT	18 FT <i>(Biz sold to HQ)</i>	2009-2018	Good	3/9/2017
025-013186	CP ROAD LLC	100% 2009-2011 50% 2012-2018	1,550,000	558,300	\$ 17,370.36	Current	40 FT	31 FT - 4 PT	2009-2018	Good	3/9/2017
025-013386	WAREHOUSE SPECIALISTS LLC	100% / 10 YR	1,312,700	900,000	\$ 28,000.94	Current	8 FT 17 PT	18FT - 10PT	2008-2017	Good	3/9/2017
025-013623	SB43 PROPERTIES LLC	75% / 7 YR	1,055,400	624,700	\$ 19,436.21	Current	30 FT	36 FT - 3 PT	2010-2016 LAST YEAR	Good	3/9/2017
025-013692	EASTGATE PARTNERS LLC	75% / 6 YR	2,109,200	1,317,100	\$ 40,978.26	Current	30 FT	19FT - 16 PT	2015-2020	Good	3/9/2017
027-000007	SPND LTD	100% / 15 YR	1,052,300	625,000	\$ 18,940.21	Current	6 FT	10FT - 6PT	2006-2020	Good	3/9/2017
		TOTALS:	13,979,800	7,903,700	\$ 245,398.47	1 DELQ	298 FT 17 PT	338FT - 57 PT	2 EXPIRE		

TAX YEAR 2016 STATUS REPORT FOR:

GAHANNA C.R.A. # 2

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
025-003938	GROTE FAMILY LP	100% / 15YRS	3,200,000	473,500	\$ 14,732.05	Current	25 FT	140 FT - 4 PT	2007-2021 (FR 2007-2016)	Good	3/9/2017
TOTALS:			3,200,000	473,500	\$ 14,732.05		25 FT	140 FT - 4 PT	0 EXPIRE		

TAX YEAR 2016 STATUS REPORT FOR:

GAHANNA C.R.A. # 4

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
025-013399	PRESTON DEVELOPMENT OF COLS LLC	100% / 15 YRS	1,797,400	1,425,000	\$ 44,334.82	Current	5 FT 3 PT	28 FT - 7 PT	2008-2022	Good	3/9/2017
		TOTALS:	1,797,400	1,425,000	\$ 44,334.82		5 FT 3 PT	28 FT - 7 PT	0 EXPIRE		

TAX YEAR 2016 STATUS REPORT FOR:

GAHANNA C.R.A. # 5

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE
025-000097	MILL STREET INVESTMENT CO LLC	12 YRS / 100% of Remodeling	820,800	343,500	\$ 10,687.47	Current	40 FT	15 FT - 30 PT	2012-2023	GOOD	3/9/2017
025-004250	LEATHERBUCK LLC	12 YRS / 100% of Remodeling	1,750,000	112,100	\$ 3,488.12	Current	17 FT	14 FT - 23 PT	2011-2022	FAIR	3/9/2017
025-007434	LINCOLN CIRCLE PARTNERS LLC	100% 15 YRS	497,600	405,200	\$ 12,606.65	Current	8 FT	13 FT - 7 PT	2011-2025	GOOD	3/9/2017
025-000160	GORSUCH NORMA J	10 YRS / 100% of Remodeling	160,800	59,000	\$ 1,534.98	Current	N/A - residential	N/A - residential	2011-2020	N/A - residential	3/9/2017
025-000319	TREMANTE VINCENT J & AMY L	10 YRS / 100% of Remodeling	142,100	9,500	\$ 247.53	Current	N/A - residential	N/A - residential	2012-2021	N/A - residential	3/9/2017
025-013503	CLARK MARK W & BILLIE J	100% 15 YRS	326,700	294,400	\$ 7,659.28	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013508	CREEKSIDE EQUITY PARTNERS LLC	100% 15 YRS	307,100	275,300	\$ 7,162.74	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013514	OLON MARIE A	100% 15 YRS	187,700	169,400	\$ 4,407.21	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013515	BAILEY CYNTHIA A & SANDRA M MILLER	100% 15 YRS	194,800	175,600	\$ 4,568.51	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013529	ROHAN RAHI LLC	100% 15 YRS	334,400	292,300	\$ 7,605.02	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013531	BERNIE COHEN VENTURE LTD	100% 15 YRS	334,400	296,300	\$ 7,709.09	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013544	SCOTT GREGORY A & LAURA L	100% 15 YRS	283,900	245,900	\$ 6,397.85	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013551	McLAUGHLIN JENNIFER	100% 15 YRS	342,200	299,800	\$ 7,799.77	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013558	GOULD DWAIN E	100% 15 YRS	409,600	366,200	\$ 9,527.27	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013659	FANJIANG GARY & GISELLE CHAN	100% 15 YRS	1,053,000	920,900	\$ 23,959.05	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
025-013661	WANG PETER & CONNIE LUK	100% 15 YRS	971,000	831,300	\$ 21,627.95	Current	N/A - residential	N/A - residential	2008-2022	N/A - residential	3/9/2017
** ALL CREEKSIDE CONDO PARCELS THAT HAVEN'T SOLD BY 12/31/2012 ARE TO BE MADE ALL TAXABLE FOR TX YR 2013 **			TOTALS:	8,116,100	5,096,700	\$ 136,988.49	65 FT	42 FT - 59 PT	0 EXPIRE		

MEMO

To: Gahanna Tax Incentive Review Council
From: Department of Planning & Development
Date: 6/7/2016
RE: Underperforming CRA properties

On December 31, 2016, Two (2) tax abatement agreements expired in the City of Gahanna CRA#1. Of the remaining 11 tax abated properties within CRA#1, three (3) were identified as underperforming in 2016. Given the extenuating circumstances surrounding each property, staff proposes to continue the abatements and monitor the status of each property. Staff will provide technical assistance as well as expansion & retention resources to the property owners and businesses to aid in program compliance in addition to any action proposed by the TIRC. The following is a brief explanation as to the status of each of the properties and the staff recommended action.

CRA#1 (post-1994)

710 Cross Pointe Road (Parcel #025-012070)

Project Status:	Low job numbers
Job Commitment:	20 full-time
Reported Jobs 2015:	45 full-time
Reported Jobs 2016:	0 full-time
Staff Recommendation:	Evaluate job creation from new project on site. Continue monitoring property. No TIRC action needed.

In early 2016 the business, Scotts Lawn Service, and tenant of 710 Cross Pointe Road, merged with TRUGREEN. By October 31st, 2016, 6FT and 34PT employees were relocated and this facility was vacated. On January 31, 2017, the property was sold to The Specialist Properties LLC and the property will now be home to GYM SKILLS, a business expansion & retention project staff had been working on for several months. The new business project should meet the job creation commitment by end of 2017. Staff will continue to work with the new property/business owner, evaluate new job creation opportunities and offer retention & expansion resources. Staff recommends no TIRC action at this time.

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

Project Status:	Low job numbers
Job Commitment:	40 full-time
Reported Jobs 2015:	35 full-time, 5 part-time
Reported Jobs 2016:	31 full-time, 4 part-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2012, Gahanna City Council approved a tax abatement modification for this property from 100% to 50% for the remaining term expiring on December 31, 2018. The property has two long term tenants that experienced a net job loss of 4.5 full-time equivalent jobs in 2016 but had otherwise shown a trend of growth since 2011. Mayor Kneeland and staff visited with one of the tenants as part of the City's BR&E initiative. Staff will continue working with the property owner as well as business tenants, will evaluate new job creation opportunities and offer retention & expansion resources. Staff recommends no TIRC action at this time.

1370 Research Road (Parcel #025-012176)

Project Status:	Low job numbers
Job Commitment:	23 full-time
Reported Jobs 2015:	32 full-time, 1 part-time
Reported Jobs 2016:	18 full-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2016, ownership of the Shred-It franchise operating on this site was taken over by its corporate headquarters. Consequently, this project suffered a substantial job reduction. The property owner has been made aware of the job creation/retention provision within his tax abatement agreement. Staff is seeking to connect with Shred-It Corporate and/or new local site manager to evaluate new job creation opportunities and offer retention & expansion resources. Staff recommends no TIRC action at this time.