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**Community Reinvestment Area Application Evaluation**

<b>Project Name:</b>	Wagon Wheel
<b>Company Name:</b>	Pioneer Development
<b>Project Site:</b>	0 Defenbaugh Ct.
<b>Site Size:</b>	3.89 Acres
<b>Building Size (Square Feet):</b>	35,000
<b>Guaranteed Total Payroll:</b>	\$ 10,458,151.00
<b>Capital Investment:</b>	\$ 4,905,886.00

<b>Recommended Abatement Rate (%)</b>	<b>75%</b>	Determined from Value Per Acre Scored equivalent tier and qualifying Community Benefits
<b>Recommended Abatement Term (Years)</b>	<b>10</b>	

**QUANTATIVE ANALYSIS**

<b>VALUE PER ACRE</b>	<b>\$ 265,000</b>	This is determined by the total fiscal outputs of the project / the total acres. Fiscal outputs = improved property value, income tax collections, PILOTS, Service charges, etc. & all other direct financial support
<b>VALUE PER ACRE TIER</b>	<b>Tier 3</b>	Equal to 70 - 84% for 10-11 years

<b>JOB CREATION TOTAL</b>	<b>18</b>	Equal to .5 jobs per square foot - Building square footage/ number of jobs
<b>RATING</b>	<b>Average</b>	Based on industry standard regional jobs per square foot

<b>AVERAGE WAGES</b>	<b>\$ 55,000</b>	Average wages for all jobs on site - Reported in application
<b>RATING</b>	<b>Above Average</b>	Based on Franklin County wages by job type

<b>NET FISCAL IMPACT</b>	<b>\$ 590,059</b>	Calculated using total revenue - costs for services. Costs for services are estimated at .30 for each \$1 in revenue. Shown over lifetime of the abatement.
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<b>FISCAL PAYBACK (YEARS)</b>	<b>7.0</b>	Number of years it takes for the abatement to pay for itself. Determined by dividing the net fiscal impact by abatement costs
<b>RATING</b>	<b>High</b>	Any abatement that pays for itself within the abatement period is a High rating

**QUALITATIVE ANALYSIS**

<b>GOVERNANCE STRUCTURE</b>	<b>Effective</b>	No impediments identified to clear communication and accountability channels from the applicant
<i>Demonstrates that company is legally accountable and responsive</i>		
Articles of incorporation/ organization	<input checked="" type="checkbox"/>	
EIN/ W9 Provided	<input checked="" type="checkbox"/>	
Organizational Chart	<input checked="" type="checkbox"/>	

<b>PROJECT VIABILITY</b>	<b>High</b>	Applicant has the experience and demonstrated success to complete the project based on existing regional/ state projects
<i>Demonstrated experience and wherewithal to build project</i>		
Management team bios demonstrate experience	<input checked="" type="checkbox"/>	
Company history/ background demonstrates success	<input checked="" type="checkbox"/>	
Relevant project experience	<input checked="" type="checkbox"/>	
Existing incentive analysis compliance	<input checked="" type="checkbox"/>	
Project completion at other sites	<input checked="" type="checkbox"/>	

<b>FINANCIAL &amp; LEGAL RISK</b>	<b>Low</b>	Applicant demonstrates sound business and financial practices that reduce the risk of potential regulatory or financial obstacles
<i>Verifications of legal compliance &amp; risk reduction</i>		
EPA violations check	<input checked="" type="checkbox"/>	
Tax delinquency check	<input checked="" type="checkbox"/>	
Prior defaults/ clawbacks disclosed	<input checked="" type="checkbox"/>	
Debarment list check	<input checked="" type="checkbox"/>	
Bankruptcy disclosure	<input checked="" type="checkbox"/>	
Litigation disclosure	<input checked="" type="checkbox"/>	
Financial obligation coverage acceptable	<input checked="" type="checkbox"/>	

**COMMUNITY BENEFITS**

<i>Quantitative factors that contribute to community goals &amp; raise</i>		
Above average payroll	<input checked="" type="checkbox"/>	As determined by most recent Franklin County wage data by on-site job type
New industry sector to Gahanna	<input checked="" type="checkbox"/>	Represents a new industry sector to Gahanna that demonstrates high value and growth potential.
Aligns with Gahanna Priority Industry Sector(s)	<input type="checkbox"/>	As defined by the Economic Development Department and City planning documents
Enhanced architectural design	<input type="checkbox"/>	Exceeds zoning code standards for design and is an exemplar design for the area
Sustainable building practices	<input type="checkbox"/>	Exceeds local sustainable building practices
Enhanced employee benefits	<input checked="" type="checkbox"/>	Agrees to provide industry best-practice benefits
Development in priority development area	<input checked="" type="checkbox"/>	Development is in an area identified by the City for priority development
Support for community organizations	<input type="checkbox"/>	Pledges support for local community organizations
Existing business in Gahanna	<input checked="" type="checkbox"/>	Is an existing business in Gahanna reinvesting in the City
Minority, woman, veteran, local owner	<input checked="" type="checkbox"/>	Registered by the State of Ohio
Demonstrated "but for" need	<input checked="" type="checkbox"/>	Financial analysis demonstrates an existing financial gap that prevents completion of the project