



Multi-Family: +/-14.4 acres

Commercial Property: +/-26.6 acres

Future Park: +/-34.0 additional acres

Developer Commitments:

Deed restriction in favor of City w/ commitment that at least 4 acres of the Commercial Property will be reserved for office development for 7 years

Deed restriction in favor of City w/commitment to no additional multi-family development on Commercial Property for 40 years

Developer to front costs of north-south public street and utilities (\$3.4 million)

Voluntary commitment to New Community Authority charge of 5 mills



Developer Requests:

Benefit of tax abatement: 10 years, 80% (no further action needed from City)

Reimbursement of \$1.4 million of the \$3.4 million of new street/public infrastructure cost (41%), plus interest of 4.0%. Reimbursement from non-school TIF on Multi-Family Property and Commercial Property (no City general fund commitment).

What's in it for Gahanna?

- Four new sources of revenue with realistic potential to generate over \$55 million over 30 years

Summary of Benefits to City – 30 Years:

<u>Source</u>	<u>30-Year Total</u>
Non-school TIF	\$19,000,000
Income taxes	\$30,000,000
Hotel bed taxes	\$ 4,100,000
NCA	\$ 2,500,000
Total	\$55,600,000

- Even if the projections are off by 50%, the revenue produced would be \$27,300,000
- 36 acres of parkland at no charge

30-Year Non-School TIF:

Applies to value created by new construction

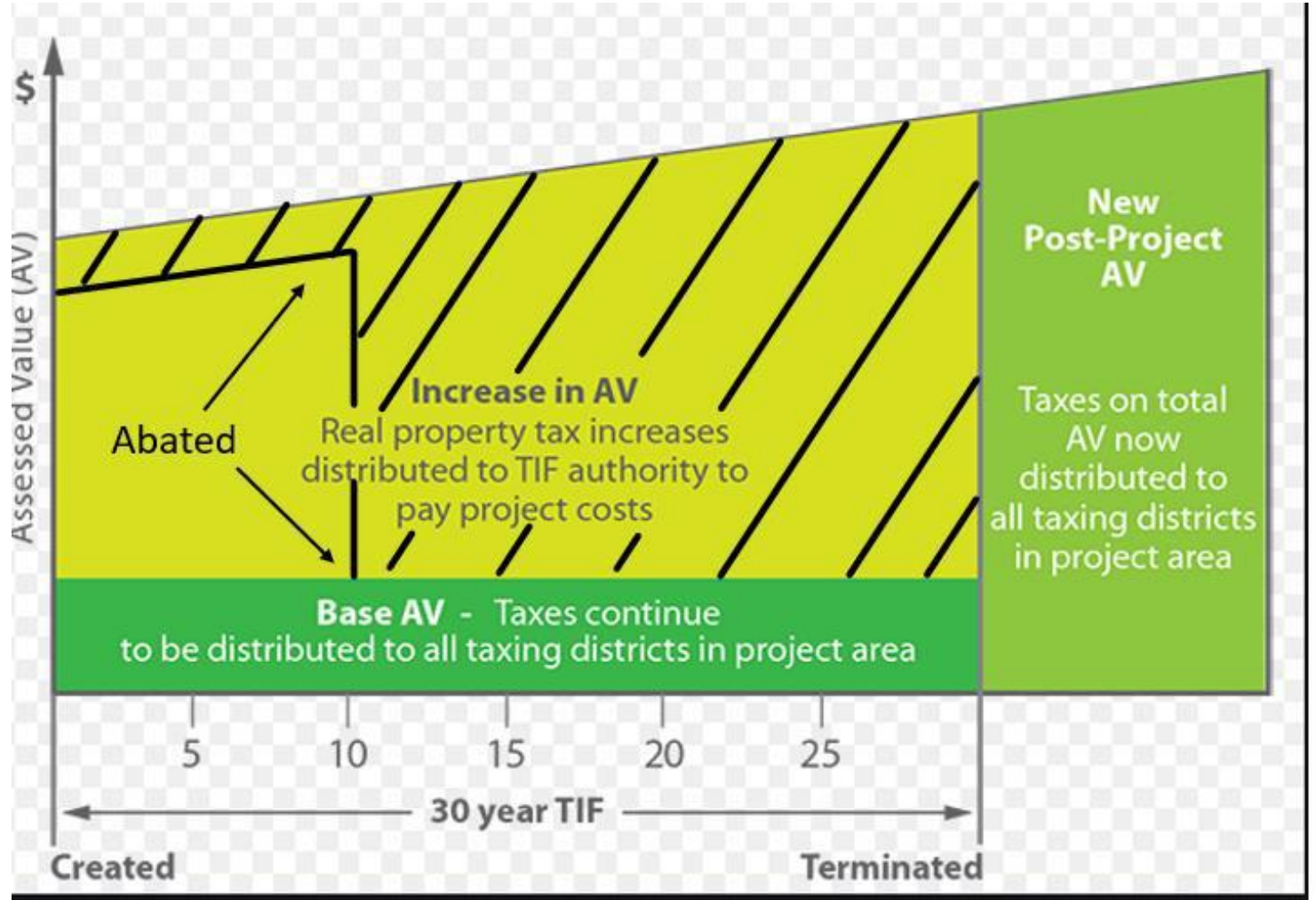
City, schools, and others continue to collect taxes from underlying land values

Schools collect 20% of taxes during abatement period

20% of unabated non-school taxes captured in first 10 years

All non-school taxes captured in years 11-30

\$19 million projected to be available for City's use after developer is reimbursed \$1.4 million + interest (starting approx. Year 12)



Income taxes:

From Commercial Property and undeveloped office property to east

- Estimated 225,000 total SF of office, 3.5 jobs per 1,000 SF
- Estimated 170 additional jobs from retail and hotels

\$1.38 million per year of annual income taxes at buildout, not taking inflation into account





Hotel bed taxes:

City retains 1/6 of 6% bed tax

Two 120-bed hotels anticipated

\$125/night average room rate, increasing 3% per year;
75% average nightly occupancy

\$4.1 million over 30 years

New Community Authority Charge (NCA)

- Voluntary additional property tax charge
- 5-mill charge on Multi-family property for 10 years, and on Commercial Property for 30 years
- Property owner and Casto Communities not seeking any use of revenues
- City can elect to create at any time before development begins, but does not need to commit now
- Can be created so it is expandable to other properties with development/redevelopment potential
- Can be used for various purposes set forth in state law
- \$2.5 million generated over 30 years. Could be split with schools for facilities needs
- Other properties would yield additional revenue

Summary

\$55 million+ of new revenue over 30 years from four revenue sources

Hundreds of new jobs

36 acres of new parkland, free of charge

Enforceable deed restrictions in furtherance of office development and restricting additional multi-family development

Return on interchange property that has been vacant for decades despite its prime location

Mixed use development consistent with recent trends

City's Investment:

- No use of general funds
- Tax abatement w/in CRA that already exists (approx. 2% of total project real estate taxes for 10 years)
- Commitment of less than 10% of non-school TIF revenue