



To: Gahanna City Council
Raymond Mularski, City Attorney

From: Nathan A Strum, Director of Economic Development
Laurie A. Jadwin, Mayor

Date: November 17, 2021

Re: Dept. of Economic Development Report to Council (Nov. 22, 2021 Committee Meeting)

ACTION ITEMS

ACTION ITEM #1 – Ordinance Authorizing the Execution of a Grant Agreement Related to Project Gaul

The Department of Development requests that Council pass an ordinance to authorize the execution of a grant agreement with the Ohio Department of Transportation for funding from ODOT's Jobs & Commerce program related to the extension of Tech Center Drive in the Central Park development of the City of Gahanna.

City Council previously passed ORD 0062-2021 in support of the Development Agreement related to "Project Gaul." These funds would be utilized towards the noted public infrastructure improvements related to that project in which the City previously committed up to \$250,000 of Tax Increment Financing (TIF) funds to support the project.

| Sources | | Uses | |
|----------------------------|-----------|-----------------------------|-----------|
| ODOT Jobs & Commerce Funds | \$77,183 | Tech Center Drive Extension | \$476,243 |
| ODOD 629 Funds | \$280,000 | | |
| City of Gahanna TIF Funds | \$119,060 | | |
| | | | |
| Total | \$476,243 | Total | \$476,243 |

A copy of the agreement is included for review. The program is reimbursable so eligible expenses will be submitted to the City on behalf of any assignees of the agreement related to the project and will be applied in accordance with all grant fund requirements, as included in the agreement.

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|---|-----------|
| Legislation Needed: | Ordinance |
| Emergency/Waiver: | N/A |
| Vendor Name: | N/A |
| Vendor Address: | N/A |
| Already Appropriated (Amounts & Accounts): | 0062-2021 |
| Supplemental/Transfer (Amounts & Accounts): | N/A |

ACTION ITEM #2 – Ordinance Authorizing the Execution of a Grant Agreement Related to Project Gaul

The Department of Development requests that Council pass an ordinance to authorize the pursuit and subsequent execution of a grant agreement with the Ohio Department of Development for funding from ODOD’s 629 program related to the extension of Tech Center Drive in the Central Park development of the City of Gahanna.

City Council previously passed ORD 0062-2021 in support of the Development Agreement related to “Project Gaul.” These funds would be utilized towards the noted public infrastructure improvements related to that project in which the City previously committed up to \$250,000 of Tax Increment Financing (TIF) funds to support the project.

| Sources | | Uses | |
|----------------------------|-----------|-----------------------------|-----------|
| ODOT Jobs & Commerce Funds | \$77,183 | Tech Center Drive Extension | \$476,243 |
| ODOD 629 Funds | \$280,000 | | |
| City of Gahanna TIF Funds | \$119,060 | | |
| | | | |
| Total | \$476,243 | Total | \$476,243 |

This grant agreement is electronic and has not been finalized or submitted to ODOD. The program is reimbursable so eligible expenses will be submitted to the City on behalf of any assignees of the agreement related to the project and will be applied in accordance with all grant fund requirements, as included in the agreement.

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|---|-----------|
| Legislation Needed: | Ordinance |
| Emergency/Waiver: | N/A |
| Vendor Name: | N/A |
| Vendor Address: | N/A |
| Already Appropriated (Amounts & Accounts): | 0062-2021 |
| Supplemental/Transfer (Amounts & Accounts): | N/A |

ACTION ITEM #3 – Ordinance Executing Community Reinvestment Agreement (CRA) for expansion of Ohio Exteriors

Ohio Exteriors is an existing company located on Agler Road within the City’s Community Reinvestment Area (CRA) No. 5. Based on their application for incentive consideration, the company currently employs 10 FTE and 22 subcontractors in the City with an existing payroll of \$1.37M in payroll (FTE and subcontractors combined).

Ohio Exteriors is exploring investing \$600,000 into their existing facility and hiring an additional 20-35 new headcount (10-15 FTEs; 10-20 subcontractors) with an added payroll of \$1.3M to \$1.66M (FTE and subcontractor combined).

Based on Staff’s calculations, the Return on Investment associated with the Project for the City of Gahanna is estimated between 170% to 244%.

Included herein for review:

- CRA Application
- ROI Calculations

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|---|-----------------------------------|
| Legislation Needed: | Ordinance |
| Emergency/Waiver: | N/A |
| Vendor Name: | Ohio Exteriors |
| Vendor Address: | 244 Agler Rd Gahanna, OH 43230 |
| Already Appropriated (Amounts & Accounts): | N/A |
| Supplemental/Transfer (Amounts & Accounts): | N/A |