



Community Reinvestment Area Incentive Application
City of Gahanna Economic Development Department
200 S. Hamilton Road, Gahanna, OH 43230 Phone: (614) 342-4015

Date Received: _____

CRA #: _____

Applicant Information:

KBC Illinois Investments, LLC (or an affiliated SPE established for the construction of the project)

Company Name

330 W. Chestnut Street, Suite 2E, Hinsdale, IL 60521

Address

(630) 781-7908

Phone

Ryan O'Leary

Contact Name

Partner

Contact Title

ryan.oleary@kbcadvisors.com

Email

Project Information:

NWC of Tech Center Drive & Science Blvd.

Project Address

Manufacturing & Warehouse

Type of Business (Manufacturing, warehouse, retail sales, etc.)
for each employer

N/A - Speculative manufacturing / warehouse development and the tenant has not yet been identified.

If a consolidation, what are the components? (Itemize the locations and jobs to be transferred.)

N/A - Tenant / end user not yet identified for the project.

Form of business(es) or enterprise(es):

Where is your business(es) currently located? ☐ In State ☐ Out of State ☐ Central Ohio ☐ Gahanna

Gahanna is an extremely appealing City for the proposed project given its location, labor pool, safety, proximity to the airport, abundant resources and connectivity to Columbus and the broader Midwest.

What are the advantages (if any) to locating this business(es) in Gahanna?

N/A - Tenant / end user not yet identified for the project.

Names of principal owner(s) or officers of business(es):

0

Current jobs at the proposed project site:

Will the project involve the relocation of jobs from one Ohio location(s) to Gahanna?

☐ Yes ☐ No

TBD - given the speculative nature, the developer cannot answer this affirmatively.

If yes, state the locations from which the jobs will be relocated from and to.

N/A

Number of current jobs in Ohio (itemize by full-time, part-time, permanent and temporary jobs for each employer.)

N/A

For each facility affected by relocation, list the current total jobs and jobs to be relocated by job type:

N/A

Does the Applicant owe any of the following:

- Delinquent taxes to the State of Ohio or a political subdivision of the state? ☐ Yes ☒ No
- Any monies to the State or a state agency for the administration or enforcement of any environmental laws of the state? ☐ Yes ☒ No
- Any other monies to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? ☐ Yes ☒ No

If yes to any of the above, please provide complete details of each instance including the location, amounts and/or case numbers.

Applicant plans to construct a 140,916 SF speculative warehouse / manufacturing facility.

Project description

7/1/2025

4/1/2026

Date project will begin

Date project will be completed

30

Estimated number of NEW jobs to be created at the project site, itemized by full-time, part-time, permanent and temporary jobs for each employer.

2

Time frame for projected hiring (number of years)

Applicant projects tenant to lease space and begin conducting business at this location 12 months post delivery. This will bring the projected 30 jobs to Gahanna by 4/1/2027.

Proposed schedule for hiring, itemized by full-time, part-time, permanent and temporary jobs.

\$1,258,320 estimated new annual payroll comprised of 30 employees at the facility. 12 warehouse workers, 1 warehouse manager, 4 forklift operators, 11 manufacturers, 1 manufacturer manager, and 1 facility manager.

Estimated amount of NEW annual payroll, itemized by full-time, part-time, permanent and temporary payroll for each employer.

No existing payroll associated with this location or project. Upon completion, a payroll of \$1,258,320 is projected.
Indicate the amount of existing annual payroll relating to the retained jobs resulting from the project.

Estimate the amount to be invested by the Applicant to establish, expand, renovate or occupy a facility:

Acquisition of buildings	\$
Additions/new construction	\$ 19,052,309
Improvements to existing buildings	\$
Machinery & equipment	\$
Furniture & fixtures	\$
Inventory	\$
Other	\$
Total New Project Investment:	\$

Applicant requests the following tax exemption incentive: 100 % for 15 years

Applicant requires tax exemption to deliver a product to the market that is competitive with other Columbus projects on a gross rental rate basis, and brings the jobs/payroll to Gahanna.

Reasons for requesting tax incentive (Be as specific as possible and attach supporting documentation.)

I certify that a tax incentive is necessary for location and/or expansion of my business in Gahanna.

☒ Yes ☐ No

Submission of this application expressly authorized the City of Gahanna to contact the Ohio Environmental Protection Agency to confirm statements contained within this application and to review applicable confidential records. As part of this application, the Applicant may also be required to directly request from the Ohio Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the City of Gahanna. The Applicant agrees to supply additional information upon request.

The Applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of Ohio Revised Code Section 9.66(C)(1) and 2921.13(D)(1) penalties for falsification which could result in the forfeiture of all current and future economic development assistant benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Ryan O'Leary - Parnter

3/25/25

Applicant Name & Title

Date



Signature

The City of Gahanna will assume responsibility for notification to the affected Board of Education.

This application will be attached to the Community Reinvestment Area Agreement as Exhibit A.

CITY OF GAHANNA, OHIO

Name & Title

Signature