



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

Date Application Received: 9/28/2021

CRA #: _____

Date \$250 Application Fee Received: _____

Date \$750 ODSA Fee Received: _____

Applicant Information:

Scannell Properties #494, LLC and Scannell Properties #547, LLC

Jessica DeFrances

Company Name

Contact Name

8801 River Crossing Blvd, STE 300, Indianapolis, IN 46240

Senior Development Associate

Address

Contact Title

937-218-6224

jessica.defrances@scannellproperties.com

Phone

Email

Project Information:

Deffenbaugh Ct and Eastgate Pkwy

025-012945-00

Project Address

Parcel Number (Required)

Industrial Warehouse

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

Primary Standard Industrial Code # (May also list other relevant SIC numbers)

N/A

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

Limited Liability Company

Form of business or enterprise (Corporation, partnership, proprietorship or franchise.)

Where is your business currently located? In State Out of State Central Ohio Gahanna

The Gahanna industrial market has very little supply with an increasing demand for warehouse space

Why are you locating your business in Gahanna?

Marc D. Pfleging

Name of principal owner(s) or officers of the business

10

Current employment level at the proposed project site

Will the project involve the relocation of employment positions or assets from one Ohio location to another?

Yes No

N/A

If yes, state the locations from which employment positions and assets will be relocated from/to.

N/A

Company's current employment level in Ohio (itemize by full-time, part-time, permanent and temporary employees)

N/A

List current employment level for each facility to be affected by the relocation of employment positions or assets

N/A

Projected impact of the relocation, detailing the number and type of employees and/or assets to be relocated

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.

(1) 143,000 SF Industrial Warehouse and (1) 169,000 SF Industrial Warehouse

Project description

November 2021

December 2022

Date project will begin

Date project will be completed

30-50

Estimated number of **NEW** employees the Applicant will cause to be created at the facility that is the project site. (Separate job creation projection by the name of the employer and itemize by full-time, part-time, permanent and temporary employees.)

2 years

Time frame for projected hiring (number of years)

30 within the first year and 10 within the second. Varies

Proposed schedule for hiring (itemize by full-time, part-time, permanent and temporary employees.)

\$1,471,808

Estimate the amount of annual payroll **NEW** employees will add. (New annual payroll must be itemized by full-time, part-time, permanent and temporary employees.)

N/A

Indicate separately the amount of existing annual payroll relating to any job retention claim resulting from the project.

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

Acquisition of buildings	\$ 4,000,000
Additions/new construction	\$ 28,000,000
Improvements to existing buildings	\$
Machinery & equipment	\$
Furniture & fixtures	\$
Inventory	\$
Other	\$
Total New Project Investment:	\$ 30,000,000

Applicant requests the following tax exemption incentive: 100 % for 10 15 years

Tenant improvement will cost an additional \$5.50 per SF. The tax incentives are needed to help bridge the gap cost in construction

Reasons for requesting tax incentive (Be as specific as possible and attach any 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.

Marc D. Pilegog, Manager of Scannell Properties #494, LLC and Scannell Properties #547, LLC

9/28/2021

Applicant Name & Title

Date

Signature

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

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

CITY OF GAHANNA, OHIO

Nathan A. Strum, Director
Name & Title

[Signature]
Signature

1/19/2021
Date