

TAX YEAR 2012 STATUS REPORT FOR:

GAHANNA C.R.A. # 1

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	TAX STATUS	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-012057	WESNEY BUILDING ONE LLC	100% 2004-2010 50% 2011-2018 per TIRC (15 yrs total)	\$ 493,300	\$ 175,000	\$ 5,374.45	15 FT employees (modified to yr 2011)	13 FT - 3 PT	CURRENT	2004-2018	Good	2/15/2013
025-012063	960-1020 CLAYCRAFT RD LLC (960 CLAYCRAFT RD)	100% 2002-2010 50% 2011-2016 per TIRC (15 yrs total)	\$ 2,655,100	\$ 1,075,000	\$ 33,014.49	960 Claycraft 10 FT / 960 Claycraft 20 FT / 1020 Claycraft 20 FT (modified to yr 2011)	42 FT - 10 PT	CURRENT	2002-2016	Good	2/15/2013
025-012070	SCOTT'S GAHANNA LLC	100% / 10 YR	\$ 1,030,800	\$ 790,000	\$ 24,261.81	20 EMPLOYEES	19 FT	CURRENT	2009-2018	Good	2/15/2013
025-012071	JCS PROPERTY MANAGEMENT LLC	100% 2009-2011 50% 2012-2018	\$ 1,298,700	\$ 592,900	\$ 18,209.08	45 FT	38 FT - 1 PT	CURRENT	2009-2018	Good	2/15/2013
025-012072	G & A BLAIS ENTERPRISES INC	100% / 10 YR	\$ 815,600	\$ 620,000	\$ 19,040.92	30 FT	38 FT - 1 PT	CURRENT	2008-2017	Good	2/15/2013
025-012073	SUTUSA INC	100% 2003-2010 75% / 2011-2012	\$ 1,033,300	\$ 596,300	\$ 18,313.50	18 FT	21 FT - 2 PT	CURRENT	2003-2012	Good	2/15/2013
025-012074	BERNIE COHEN VENTURE LTD	100% / 10 YR	\$ 1,432,400	\$ 1,200,000	\$ 36,853.39	38 FT	35 FT - 19 PT	CURRENT	2005-2014	Good	2/15/2013
025-012176	SASS PROPERTIES LTD	100% / 10 YR	\$ 1,033,900	\$ 800,000	\$ 24,568.92	23 FT	26 FT	CURRENT	2009-2018	Good	2/15/2013
025-012181	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 261,600	\$ 227,000	\$ 6,971.43	355 FT 6.29 PT (in entire complex)	212 FT - 73 PT Vacant	CURRENT	2001-2015	Fair	3/13/2013
025-012182	R J REALTY ASSOCIATES LP	100% / 15 YR	\$ 210,800	\$ 187,500	\$ 5,788.78			CURRENT	2001-2015	Fair	3/13/2013
025-012183	DROWN MICHAEL G	100% / 15 YR	\$ 143,400	\$ 135,500	\$ 4,161.80			CURRENT	2001-2015	Fair	3/13/2013
025-012184	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 143,400	\$ 135,500	\$ 4,161.80			CURRENT	2001-2015	Fair	3/13/2013
025-012185	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	\$ 330,600	\$ 299,700	\$ 9,204.57			CURRENT	2001-2015	Fair	3/13/2013
025-012186	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 222,600	\$ 203,500	\$ 6,250.16			CURRENT	2001-2015	Fair	3/13/2013
025-012187	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	\$ 226,300	\$ 206,600	\$ 6,344.92			CURRENT	2001-2015	Fair	3/13/2013
025-012188	HEALTHPRO INC	100% / 15 YR	\$ 226,300	\$ 206,600	\$ 6,344.92			CURRENT	2001-2015	Fair	3/13/2013
025-012189	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 226,300	\$ 206,600	\$ 6,344.92			CURRENT	2001-2015	Fair	3/13/2013
025-012190	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 137,000	\$ 129,500	\$ 3,977.53		Vacant	CURRENT	2001-2015	Fair	3/13/2013
025-012191	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 248,000	\$ 232,900	\$ 7,153.07			CURRENT	2001-2015	Fair	3/13/2013

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EXHIBIT A

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PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	TAX STATUS	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-012192	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 145,100	\$ 137,100	\$ 4,210.94			CURRENT	2001-2015	Fair	3/13/2013
025-012193	INTEGRITY FINISHES INC	100% / 15 YR	\$ 282,900	\$ 250,500	\$ 6,772.25		Vacant	CURRENT	2001-2015	Fair	3/13/2013
025-012194	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 254,400	\$ 225,100	\$ 6,913.52			CURRENT	2001-2015	Fair	3/13/2013
025-012195	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 257,500	\$ 225,100	\$ 6,913.52			CURRENT	2001-2015	Fair	3/13/2013
025-012196	SIZEMORE, GLENN	100% / 15 YR	\$ 282,900	\$ 250,500	\$ 7,693.58			CURRENT	2001-2015	Fair	3/13/2013
025-012197	MANOS, GUY D. & CASSANDRA M.	100% / 15 YR	\$ 145,100	\$ 137,100	\$ 4,210.94			CURRENT	2001-2015	Fair	3/13/2013
025-012198	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 248,000	\$ 232,900	\$ 7,153.07			CURRENT	2001-2015	Fair	3/13/2013
025-012199	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 137,000	\$ 129,500	\$ 3,977.53			CURRENT	2001-2015	Fair	3/13/2013
025-012200	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 175,500	\$ 159,800	\$ 4,907.64			CURRENT	2001-2015	Fair	3/13/2013
025-012201	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 175,500	\$ 159,800	\$ 4,907.64		Vacant	CURRENT	2001-2015	Fair	3/13/2013
025-012202	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 175,500	\$ 159,800	\$ 4,907.64			CURRENT	2001-2015	Fair	3/13/2013
025-012203	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 173,300	\$ 157,800	\$ 4,846.22			CURRENT	2001-2015	Fair	3/13/2013
025-012204	HART, STANLEY A. TR.	100% / 15 YR	\$ 170,200	\$ 154,300	\$ 4,739.17			CURRENT	2001-2015	Fair	3/13/2013
025-012205	MOTT'S CAPITAL ENTERPRISE LLC	100% / 15 YR	\$ 174,200	\$ 158,600	\$ 4,870.79			CURRENT	2001-2015	Fair	3/13/2013
025-012206	FARWICK, NORMA J. & THOMAS H CO-TRS	100% / 15 YR	\$ 174,200	\$ 158,600	\$ 4,870.79			CURRENT	2001-2015	Fair	3/13/2013
025-012207	FARWICK, NORMA J. & THOMAS H CO-TRS	100% / 15 YR	\$ 174,200	\$ 158,600	\$ 4,870.79			CURRENT	2001-2015	Fair	3/13/2013
025-012208	BAUMANN, FREDERICK C. & MYRNA G. CO-TRS.	100% / 15 YR	\$ 174,200	\$ 158,600	\$ 4,870.79			CURRENT	2001-2015	Fair	3/13/2013
025-012209	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 174,200	\$ 158,600	\$ 4,870.79			CURRENT	2001-2015	Fair	3/13/2013
025-012210	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 174,200	\$ 158,600	\$ 4,870.79		Vacant	CURRENT	2001-2015	Fair	3/13/2013
025-012211	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 170,200	\$ 154,300	\$ 4,739.17		Vacant	CURRENT	2001-2015	Fair	3/13/2013

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025-012212	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 207,600	\$ 186,800	\$ 5,736.84			CURRENT	2001-2015	Fair	3/13/2013
025-012213	DAVIS, JANET S & BOBBIE D CO-TRS	100% / 15 YR	\$ 207,600	\$ 186,800	\$ 5,736.84			CURRENT	2001-2015	Fair	3/13/2013
025-012214	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	\$ 207,600	\$ 186,800	\$ 5,736.84			CURRENT	2001-2015	Fair	3/13/2013
025-012215	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	\$ 207,600	\$ 186,800	\$ 5,736.84			CURRENT	2001-2015	Fair	3/13/2013
025-012216	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 230,400	\$ 207,200	\$ 6,363.35			CURRENT	2001-2015	Fair	3/13/2013
025-012217	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 166,900	\$ 153,100	\$ 4,702.32		Vacant	CURRENT	2001-2015	Fair	3/13/2013
025-012218	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 361,200	\$ 328,400	\$ 10,085.54			CURRENT	2001-2015	Fair	3/13/2013
025-012219	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 126,700	\$ 119,800	\$ 3,679.20			CURRENT	2001-2015	Fair	3/13/2013
025-012220	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 182,900	\$ 166,600	\$ 5,116.48			CURRENT	2001-2015	Fair	3/13/2013
025-012221	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 196,000	\$ 177,900	\$ 5,463.95			CURRENT	2001-2015	Fair	3/13/2013
025-012222	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	\$ 196,000	\$ 177,900	\$ 5,463.95			CURRENT	2001-2015	Fair	3/13/2013
025-012223	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 209,300	\$ 187,000	\$ 5,742.99			CURRENT	2001-2015	Fair	3/13/2013
025-012224	ROUTE FAMILY INVESTMENTS LLC	100% / 15 YR	\$ 217,700	\$ 195,400	\$ 6,000.96			CURRENT	2001-2015	Fair	3/13/2013
025-012225	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 217,700	\$ 195,400	\$ 6,000.96			CURRENT	2001-2015	Fair	3/13/2013
025-012226	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	\$ 217,700	\$ 195,400	\$ 6,000.96			CURRENT	2001-2015	Fair	3/13/2013
025-012911	OHIO PIA SERVICES CORP	100% / 10 YR	\$ 1,469,300	\$ 1,180,000	\$ 36,239.16	26 FT	23 FT	CURRENT	2004-2013	Good	2/13/2013
025-012949	AIRFAST HOME IMPROVEMENT LLC	100% / 10 YR	\$ 688,900	\$ 579,400	\$ 17,794.04	6.5 per amended agreement	7 FT - 1 PT	CURRENT	2006-2015	Good	2/13/2013
025-013006	SUBURBAN STEEL SUPPLY CO LLC	100% / 10 YR	\$ 4,262,300	\$ 2,930,000	\$ 89,983.69	27 FT 3 PT	50 FT - 4 PT	CURRENT	2005-2014	Good	2/13/2013
025-013141	G & A BLAIS ENTERPRISES INC	100% / 10 YR	\$ 1,325,900	\$ 1,000,000	\$ 30,711.16	4 FT	See 025-012072	CURRENT	2006-2015	Good	2/13/2013
025-013186	R & K INVESTMENTS OF FLORIDA LTD CO	100% 2009-2011 50% 2012-2018	\$ 1,195,000	\$ 427,400	\$ 13,125.95	40 FT	28 FT - 9 PT	DELQ SINCE 2ND HALF 2011	2009-2018	Good	2/13/2013

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025-013396	WAREHOUSE SPECIALISTS LLC	100% / 10 YR	\$ 1,312,700	\$ 900,000	\$ 27,640.04	8 FT / 17 PT	6 FT - 32 PT	CURRENT	2008-2017	Good	2/13/2013
025-013452	G & N ENTERPRISE LTD	75% / 7 YR	\$ 553,400	\$ 293,400	\$ 9,010.65	19 FT	23 FT - 2 PT	CURRENT	2008-2014	Good	2/13/2013
025-013598	NEXT LEVEL FITNESS & TRAINING LLC	75% / 7 YR	\$ 948,200	\$ 562,600	\$ 17,278.10	10 FT	30 FT - 3 PT	CURRENT	2009-2015	Good	2/13/2013
025-013623	SB43 PROPERTIES LLC	75% / 7 YR	\$ 1,055,400	\$ 624,700	\$ 19,155.70	30 FT	26 FT	CURRENT	2010-2016	Good	2/13/2013
027-000007	SPND LTD	100% / 15 YR	\$ 1,052,300	\$ 625,000	\$ 18,023.16	6 FT	9 FT	CURRENT	2006-2020	Good	2/13/2013

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GAHANNA C.R.A. # 4

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025-003923	DUFF WAREHOUSES INC	80% / YRS 1-9 50% / YRS 10-12	\$ 3,591,500	\$ 1,203,100	\$ 36,949.03	50 FT	86 FT - 3 PT	CURRENT	2002-2013	Good	2/13/2013
025-0111387	COLUMBUS SOUTHERN POWER COMPANY	100% / 15 YEARS	\$ 11,515,300	\$ 10,000,000	\$ 307,111.55	No Agreement	386 FT	CURRENT	1999-2013	Good	2/13/2013
025-0111388	MORRISON TAYLOR LTD	100% / 15 YEARS	\$ 4,149,700	\$ 2,900,000	\$ 89,062.35	60 FT	455 FT - 1 PT	CURRENT	1998-2012	Good	2/13/2013
025-0111485	MERITEX PROPERTIES LLC	100% / 15 YEARS	\$ 5,776,200	\$ 5,000,000	\$ 153,555.78	No Agreement	61 FT - 1 PT	CURRENT	1999-2013	Good	2/13/2013
025-0111486	COLUMBUS SOUTHERN POWER COMPANY	100% / 15 YEARS	\$ 4,103,300	\$ 2,900,000	\$ 89,062.35	No Agreement	171 FT	CURRENT	1999-2013	Good	2/13/2013
025-0111535	MORRISON TAYLOR II LTD	100% / 15 YEARS	\$ 3,845,300	\$ 2,920,000	\$ 89,676.57	No Agreement	168 FT	CURRENT	1999-2013	Good	2/13/2013
025-0111536	825 TECHCENTER DRIVE LLC	100% / 15 YEARS	\$ 9,520,400	\$ 8,250,000	\$ 253,367.03	No Agreement	481 FT - 10 PT	CURRENT	1999-2013	Good	2/13/2013
025-0111537	TAYLOR ROAD LLC	100% / 15 YEARS	\$ 3,300,900	\$ 2,800,000	\$ 85,991.23	113 FT 2 PT	221 FT - 62 PT	CURRENT	2000-2014	Good	2/13/2013
025-011636	PROFESSIONAL RESOURCE DEVELOPMENT INC.	100% / 15 YEARS	\$ 641,500	\$ 450,000	\$ 13,820.02	No Agreement	6 FT	CURRENT	1999-2013	Good	2/13/2013
025-011664	KVS REAL ESTATE HOLDINGS LLC	100% / 15 YEARS	\$ 647,100	\$ 500,000	\$ 15,355.58	7 FT 4 PT	4 FT - 12 PT	CURRENT	1999-2013	Good	2/13/2013
025-012105	DUFF WAREHOUSES INC	80% / 12 YEARS	\$ 3,508,500	\$ 1,924,900	\$ 59,116.34	60 FT	100 FT - 7 PT	CURRENT	2002-2013	Good	2/13/2013
025-013399	PRESTON DEVELOPMENT OF COLUMBUS LLC	100% / 15 YEARS	\$ 1,797,400	\$ 1,425,000	\$ 43,763.40	5 FT & 3 PT	26 FT - 9 PT	CURRENT	2008-2022	Good	2/13/2013

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025-000020	MILL STREET INVESTMENT CO LLC	100% / 10 YEARS	\$ 265,900	\$ 250,900	\$ 7,705.87	40 FT	35 FT - 35 PT	CURRENT	2004-2013	Good	2/13/2013
025-000048	KCR PROPERTIES LLC	100% / 10 YEARS	\$ 495,600	\$ 337,500	\$ 10,365.45	10 FT	11 FT - 3 PT	CURRENT	2005-2014	Good	2/13/2013
025-000090	CITY OF GAHANNA OHIO	100% / 10 YEARS	\$ 296,300	\$ 125,200	\$ 3,845.04	1 FT	3 PT	CURRENT	2003-2012	Fair	2/13/2013
025-000097	MILL STREET INVESTMENT CO LLC	100% / 10 YEARS	\$ 820,800	\$ 793,500	\$ 24,369.74	40 FT	see 025-000020	CURRENT	2004-2013	Fair	2/13/2013
025-000097	MILL STREET INVESTMENT CO LLC	12 YRS / 100% of remodeling	\$ 477,300	\$ 450,000	INCLUDED IN THE ABOVE AMOUNT		see 025-000020	CURRENT	2012-2023	Fair	2/13/2013
025-000127	APPLEBAUM PROPERTIES LLC	100% / 10 YEARS	\$ 282,600	\$ 96,800	\$ 2,972.84	1 FT	1 FT - 3 PT	CURRENT	2003-2012	Fair	2/13/2013
025-000129	STONEHENGE OFFICES LTD	100% / 10 YEARS	\$ 708,400	\$ 599,700	\$ 18,417.92	5 - 10 FT	17 FT - 1 PT	CURRENT	2005-2014	Fair	2/13/2013
025-004250	LEATHERBUCK LLC	12 YRS / 100% of remodeling	\$ 1,856,000	\$ 125,600	\$ 3,857.32	17 FT	14 FT - 13 PT	CURRENT	2011-2022	Fair	2/13/2013
025-007434	LINCOLN CIRCLE PARTNERS LLC	100% 15 YEARS	\$ 680,900	\$ 405,200	\$ 12,444.16	8 FT	15 FT - 5 PT	CURRENT	2011-2025	New	2/13/2013
025-000160	GORSUCH NORMA J	10 YRS / 100% of remodeling	\$ 169,200	\$ 62,100	\$ 1,593.41	N/A - residential	N/A - residential	CURRENT	2011-2020		
025-000319	TREMANTE VINCENT J & AMY L	10 YRS / 100% of remodeling	\$ 149,600	\$ 10,000	\$ 256.53	N/A - residential	N/A - residential	CURRENT	2012-2021		
025-013490	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 188,900	\$ 129,500	\$ 3,322.42	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013491	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 513,700	\$ 448,800	\$ 11,513.02	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013492	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 211,300	\$ 146,400	\$ 3,755.58	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013493	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 211,300	\$ 146,400	\$ 3,755.58	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013494	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 211,300	\$ 146,400	\$ 3,755.58	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013495	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 115,600	\$ 92,600	\$ 2,375.46	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013496	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 115,600	\$ 92,600	\$ 2,375.46	N/A - residential	N/A - residential	CURRENT	2008-2022		

Legislation for this area was passed by Gahanna City Council December 15, 1992
PRE - 1994 LEGISLATION

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025-013497	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 233,000	\$ 163,300	\$ 4,343.40	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013498	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 260,600	\$ 191,400	\$ 4,909.97	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013499	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 260,600	\$ 191,400	\$ 4,909.97	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013500	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 260,600	\$ 191,400	\$ 4,909.97	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013503	CLARK MARK W & BILLIE J	100% 15 YEARS	\$ 362,000	\$ 326,200	\$ 8,367.97	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013504	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 144,500	\$ 108,700	\$ 2,788.84	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013505	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 144,500	\$ 108,700	\$ 2,788.84	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013506	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 144,500	\$ 108,700	\$ 2,788.84	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013507	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 230,200	\$ 177,300	\$ 4,548.63	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013508	BERNIE COHEN VENTURE LTD	100% 15 YEARS	\$ 340,200	\$ 305,000	\$ 7,824.14	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013509	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 84,000	\$ 63,800	\$ 1,636.66	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013510	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 84,000	\$ 63,800	\$ 1,636.66	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013511	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 84,000	\$ 63,800	\$ 1,636.66	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013512	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 84,000	\$ 63,800	\$ 1,636.66	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013513	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 187,900	\$ 167,700	\$ 4,302.36	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013514	OLON MARIE A	100% 15 YEARS	\$ 207,900	\$ 187,700	\$ 4,815.41	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013515	BAILEY CYNTHIA A & SANDRA M MILLER	100% 15 YEARS	\$ 205,000	\$ 184,800	\$ 4,740.66	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013516	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 84,000	\$ 63,800	\$ 1,636.66	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013517	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 169,800	\$ 132,400	\$ 3,396.45	N/A - residential	N/A - residential	CURRENT	2008-2022		

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GAHANNA C.R.A. # 5

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	TAX STATUS	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-013518	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 217,500	\$ 170,600	\$ 4,376.38	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013519	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 118,800	\$ 91,600	\$ 2,349.81	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013520	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 114,500	\$ 91,600	\$ 2,349.81	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013521	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 97,200	\$ 70,000	\$ 1,795.71	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013522	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 105,800	\$ 70,000	\$ 1,795.71	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013523	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 197,500	\$ 129,500	\$ 3,322.42	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013524	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 219,900	\$ 146,400	\$ 3,755.58	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013525	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 219,900	\$ 146,400	\$ 3,755.58	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013529	ROHAN RAHI LLC	100% 15 YEARS	\$ 352,000	\$ 307,700	\$ 7,893.76	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013530	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 123,200	\$ 83,100	\$ 2,132.13	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013531	BERNIE COHEN VENTURE LTD	100% 15 YEARS	\$ 352,000	\$ 311,900	\$ 8,001.50	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013532	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 123,200	\$ 83,100	\$ 2,132.13	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013533	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 227,400	\$ 170,200	\$ 4,366.12	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013534	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 168,200	\$ 129,200	\$ 3,314.36	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013535	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 140,000	\$ 99,100	\$ 2,542.57	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013536	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 140,000	\$ 99,100	\$ 2,542.57	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013537	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 140,000	\$ 99,100	\$ 2,542.57	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013538	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 140,000	\$ 99,100	\$ 2,542.57	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013539	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 179,900	\$ 138,200	\$ 3,545.23	N/A - residential	N/A - residential	CURRENT	2008-2022		

Legislation for this area was passed by Gahanna City Council December 15, 1992

PRE - 1994 LEGISLATION

TAX YEAR 2012 STATUS REPORT FOR:

GAHANNA C.R.A. # 5

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	TAX STATUS	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-013540	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 181,700	\$ 130,500	\$ 3,348.07	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013541	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 103,500	\$ 72,000	\$ 1,847.01	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013542	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 103,500	\$ 76,300	\$ 1,957.68	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013543	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 123,000	\$ 91,500	\$ 2,347.60	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013544	SCOTT GREGORY A & LAURA L	100% 15 YEARS	\$ 298,800	\$ 258,800	\$ 6,638.98	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013545	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 271,500	\$ 199,200	\$ 5,110.06	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013546	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 303,300	\$ 225,200	\$ 5,777.04	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013547	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 303,300	\$ 225,200	\$ 5,777.04	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013548	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 303,300	\$ 225,200	\$ 5,777.04	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013549	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 412,900	\$ 315,800	\$ 8,101.19	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013550	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 229,300	\$ 171,500	\$ 4,399.84	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013551	McLAUGHLIN JENNIFER	100% 15 YEARS	\$ 360,200	\$ 315,600	\$ 8,096.06	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013552	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 231,800	\$ 178,200	\$ 4,571.35	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013553	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 143,500	\$ 107,700	\$ 2,763.19	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013554	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 143,500	\$ 107,700	\$ 2,763.19	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013555	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 227,200	\$ 176,700	\$ 4,533.24	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013556	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 143,500	\$ 107,700	\$ 2,763.19	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013557	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 143,500	\$ 107,700	\$ 2,763.19	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013558	GOULD DWANE E	100% 15 YEARS	\$ 431,200	\$ 385,500	\$ 9,889.56	N/A - residential	N/A - residential	CURRENT	2008-2022		

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PRE - 1994 LEGISLATION

TAX YEAR 2012 STATUS REPORT FOR:

GAHANNA C.R.A. # 5

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	TAX STATUS	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
025-013559	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 143,500	\$ 107,700	\$ 2,763.19	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013560	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 143,500	\$ 112,000	2,873.12	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013659	FANJIANG GARY & GISELLE CHAN	100% 15 YEARS	\$ 1,108,400	\$ 969,400	24,867.93	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013660	GAHANNA - CREEKSIDE INVESTMENTS LLC	100% 15 YEARS	\$ 325,000	\$ 251,500	6,452.07	N/A - residential	N/A - residential	CURRENT	2008-2022		
025-013661	WANG PETER & CONNIE LUK	100% 15 YEARS	\$ 1,022,200	\$ 875,100	22,449.22	N/A - residential	N/A - residential	CURRENT	2008-2022		

Gahanna TIRC Vacant Property Report

Progress Report for 2012 Vacant Properties

CRA	Parcel	Address	Yrs Vacant	As of 5/24/12	Business status
1	025-012190	950-J Taylor Station Rd	2	Vacant	
1	025-012193	950-M Taylor Station Rd	1	Vacant	Business Closed
1	025-012201	950-U Taylor Station Rd	1	Vacant	
1	025-012210	1000-G Taylor Station Road	2	Vacant	
1	025-012211	1000-H Taylor Station Road	2	Vacant	
1	025-012213	1010-B Taylor Station Road	3	Vacant	
1	025-012217	1010-F Taylor Station Rd	1	Vacant	
1	025-012222	1020-E Taylor Station Road	3	Vacant	Leased to Anthony Arthur Furniture
1	025-012063	1020-B Claycraft Road	1	Vacant	
1	025-012254	800-F Cross Pointe Rd	1	Vacant	Abatement expired in 2011
1	025-012255	800-G Cross Pointe Road	2	Vacant	Abatement expired in 2011
1	025-012259	800-K Cross Pointe Rd	1	Vacant	Abatement expired in 2011
1	025-012262	800-N Cross Pointe Road	1	Vacant	Abatement expired in 2011
1	025-012264	800-P Cross Pointe Road	2	Vacant	Abatement expired in 2011
1	025-012267	800-S Cross Pointe Road	4	Vacant	Abatement expired in 2011
1	025-012269	800-U Cross Pointe Rd	1	Vacant	Abatement expired in 2011
1	025-012284	750-O Cross Pointe Road	1	Vacant	Abatement expired in 2011
1	025-012285	750-P Cross Pointe Road	1	Vacant	Abatement expired in 2011
1	025-012293	750-X Cross Pointe Road	1	Vacant	Abatement expired in 2011
1	025-012074	620-E Taylor Station Road	1	Vacant	Leased to Mitchell Lock
1	025-012074	620-P Taylor Station Road	1	Vacant	Leased to ProBackline

Current Vacant Properties

CRA	Parcel	Address	Yrs Vacant	As of 5/1/13	Business status
1	025-012181	950-A Taylor Station Rd	1	Vacant	Unit no longer used as leasing office.
1	025-012190	950-J Taylor Station Rd	3	Vacant	
1	025-012193	950-M Taylor Station Rd	2	Vacant	Acquired by (Sheu Lang/Dynamic Polymers) on 2/2013. Business in process of relocating.
1	025-012201	950-U Taylor Station Rd	2	Vacant	
1	025-012210	1000-G Taylor Station Road	3	Vacant	
1	025-012211	1000-H Taylor Station Road	3	Vacant	
1	025-012217	1010-F Taylor Station Rd	2	Vacant	
1	025-012063	1020-B Claycraft Road	2	Vacant	
1	025-012074	620-C Taylor Station Road	1	Vacant	Mitchell Lock expanded into suite E
1	025-012074	620-Q Taylor Station Road	1	Vacant	Tenant left in 1/1/12



MEMO

To: Gahanna Tax Incentive Review Council
From: Department of Planning & Development
Date: May 30, 2013
RE: Underperforming CRA properties

On December 31, 2011, 49 tax abatement agreements expired in the City of Gahanna. Of the remaining 85 tax abated properties, 5 were identified as underperforming in 2012. Given the extenuating circumstances surrounding each property, staff proposes to continue the abatements and monitor the status of each property. Staff will provide technical assistance as well as expansion & retention resources to the property owners and businesses to aid in program compliance in addition to any action proposed by the TIRC. The following is a brief explanation as to the status of each of the properties and the staff recommended action.

CRA#1 (post-1994)

735 Cross Pointe Rd. (Parcel #025-012071)

Building Status:	Low job numbers
Job Commitment:	46 full-time
Reported Jobs 2011:	54 full-time
Reported Jobs 2012:	39 full-time, 1 part-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2012, Gahanna City Council approved an amended tax abatement for this property down to 50% for the remaining term set to expire on December 31, 2018. The property is fully occupied with strong tenants but, according to the property owner, the economic downturn and the seasonal nature of the resident businesses have caused some turnover and limited their job creation ability. During peak season, job numbers increase on site but businesses are unable to sustain the employees through end of the year. Staff will continue to work with the property management group, evaluate new job creation opportunities and offer retention & expansion resources to existing businesses. Staff recommends no TIRC action.

950-1020 Taylor Station Road (Parcel #025-012181-025-012226)

Building Status:	Low job numbers
Job Commitment:	355 full-time, 29 part-time
Reported Jobs 2011:	271 full-time, 30 part-time
Reported Jobs 2012:	212 full-time, 73 part-time
Staff Recommendation:	Evaluate job creation pattern. Monitor properties. No TIRC action needed.

This commercial condominium project is comprised of 46 individual units in four buildings. All of the parcels are covered under one agreement. Although the number of vacancies decreased to 7 suites, the existing businesses have had job losses that equal 37.5 full-time equivalent jobs lost in the last year. These numbers fall short of the original agreement which was executed by the developer of the project who now owns less than 64% of the units. The units are considered flexible space, combining office space with production, warehousing, and shipping space. Historically, these buildings have attracted small businesses and start-up ventures because of the flexibility of the units and the reasonable rates. An onsite business breakfast networking event was held on 10/18/12 to connect business tenants and promote local/regional resources and economic development tools. Staff will continue to work with the property management group to promote the site to potential tenants, evaluate new job creation opportunities and offer retention & expansion resources to existing businesses. Staff recommends no TIRC action.

600 Cross Pointe Road (Parcel #025-012911)

Building Status:	Low job numbers
Job Commitment:	26 full-time
Reported Jobs 2011:	25 full-time, 2 part-time
Reported Jobs 2012:	23 full-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

This property has shown a strong job retention pattern over the last few years. In 2012, the property only attained 88.46% of their job creation agreement due to some unexpected staff resignations. The last year of abatement will be 2013 and the business will make an effort to bring their job creation back to full capacity. Staff will continue working with the property owners, evaluate new job creation patterns, and offer retention & expansion resources. Staff recommends no additional TIRC action.

663 -669 Cross Pointe Road (Parcel #025-013186)

Building Status:	Low job numbers
Job Commitment:	40 full-time
Reported Jobs 2011:	27 full-time, 4 part-time
Reported Jobs 2012:	28 full-time, 9 part-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2012, Gahanna City Council approved an amended tax abatement for this property of 50% for the remaining term expiring on December 31, 2018. The property has one vacant unit as well as two strong tenants. According to the property manager, the economic downturn has limited their ability to meet their job creation commitment. The property manager shared that several projects have shown interest in vacant space but no action has taken place. Staff will continue working with the property management to assist in promotion of the site and vacant space potential tenants. Staff recommends no TIRC action.

1655-1675 Eastgate Parkway (Parcel #025-013623)

Building Status:	Low job numbers
Job Commitment:	30 full-time
Reported Jobs 2011:	23 full-time
Reported Jobs 2012:	26 full-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

At the end of 2012, the property had just completed the three year (36 month) job creation window as provided by the tax abatement agreement. The property attained 86.7% of their job creation agreement and the business owners, who are also the property owners, are contemplating creative ways to increase and diversify their services/products in order to meet the job creation commitment. Staff will continue working with the property owners to connect with businesses in the Gahanna area, and offer retention & expansion resources. Staff recommends no TIRC action.