

TAX YEAR 2013 STATUS REPORT FOR:

GAHANNA C.R.A. # 1

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
1 025-012057	WESNEY BUILDING ONE LLC	100% 2004-2010 50% 2011-2018 per TIRC (15 yrs total)	493,300	175,000	\$ 5,380.95	CURRENT	15 FT (MODIFIED TY 2011)	19 FT 2 PT	2004-2018	GOOD	3/11/2014
2 025-012063	MHI OHIO COMMERCE CENTER	100% 2002-2010 50% 2011-2016 per TIRC (15 yrs total)	2,655,100	1,075,000	\$ 33,054.38	CURRENT	50 FT (MODIFIED TY 2011)	37 FT 6 PT	2002-2016	GOOD	3/11/2014
3 025-012070	SCOTTS GAHANNA LLC	100% / 10 YR	1,030,800	790,000	\$ 24,291.13	CURRENT	20 FT	40 FT	2009-2018	GOOD	3/11/2014
4 025-012071	JCS PROPERTY MANAGEMENT LLC	100% 2009-2011 50% 2012-2018	1,298,700	592,900	\$ 18,231.08	CURRENT	92 FT	45 FT 1 PT	2009-2018	GOOD	3/11/2014
5 025-012072	G & A BLAIS ENTERPRISES INC	100% / 10 YR	815,600	620,000	\$ 19,063.92	CURRENT	30 FT	38 FT	2006-2015	GOOD	3/11/2014
6 025-012074	BERNIE COHEN VENTURE LTD	100% / 10 YR	1,432,400	1,200,000	\$ 36,897.92	CURRENT	38 FT	45 FT 24 PT	2005-2014	GOOD	3/11/2014
7 025-012176	SASS PROPERTIES LTD	100% / 10 YR	1,033,900	800,000	\$ 24,598.61	DELO	23 FT	28 FT 3 PT	2009-2018	GOOD	3/11/2014
8 025-012181	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	261,600	227,000	\$ 6,979.86	CURRENT	355 FT & 29 PT (in entire complex)	235 FT 20 PT	2001-2015	FAIR	3/11/2014
9 025-012182	R J REALTY ASSOCIATES LP	100% / 15 YR	210,800	187,500	\$ 5,765.74	CURRENT	↓	↓	2001-2015	FAIR	3/11/2014
10 025-012183	DROWN MICHAEL G	100% / 15 YR	143,400	135,500	\$ 4,166.83	CURRENT			2001-2015	FAIR	3/11/2014
11 025-012184	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	143,400	135,500	\$ 4,166.83	CURRENT			2001-2015	FAIR	3/11/2014
12 025-012185	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	330,600	299,700	\$ 9,215.69	CURRENT			2001-2015	FAIR	3/11/2014
13 025-012186	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	222,600	203,500	\$ 6,257.71	CURRENT			2001-2015	FAIR	3/11/2014
14 025-012187	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	226,300	206,600	\$ 6,352.59	CURRENT			2001-2015	FAIR	3/11/2014
15 025-012188	HEALTHPRO INC	100% / 15 YR	226,300	206,600	\$ 6,352.59	CURRENT			2001-2015	FAIR	3/11/2014
16 025-012189	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	226,300	206,600	\$ 6,352.59	CURRENT	2001-2015	FAIR	3/11/2014		
17 025-012190	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	137,000	129,500	\$ 3,982.34	CURRENT	2001-2015	FAIR	3/11/2014		

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18	025-012191	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	248,000	232,900	\$ 7,161.71	CURRENT			2001-2015	FAIR	3/11/2014
19	025-012192	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	145,100	137,100	\$ 4,216.03	CURRENT			2001-2015	FAIR	3/11/2014
20	025-012193	SHEAU LANG PROPERTIES LLC	100% / 15 YR	282,900	250,500	\$ 6,780.43	DELO			2001-2015	FAIR	3/11/2014
21	025-012194	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	254,400	225,100	\$ 6,921.87	CURRENT			2001-2015	FAIR	3/11/2014
22	025-012195	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	257,500	225,100	\$ 6,921.87	CURRENT			2001-2015	FAIR	3/11/2014
23	025-012196	SIZEMORE, GLENN	100% / 15 YR	282,900	250,500	\$ 7,702.88	CURRENT			2001-2015	FAIR	3/11/2014
24	025-012197	MANOS, GUY D. & CASSANDRA M.	100% / 15 YR	145,100	137,100	\$ 4,216.03	CURRENT			2001-2015	FAIR	3/11/2014
25	025-012198	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	248,000	232,900	\$ 7,161.71	CURRENT			2001-2015	FAIR	3/11/2014
26	025-012199	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	137,000	129,500	\$ 3,982.34	CURRENT			2001-2015	FAIR	3/11/2014
27	025-012200	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	175,500	159,800	\$ 4,913.57	CURRENT			2001-2015	FAIR	3/11/2014
28	025-012201	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	175,500	159,800	\$ 4,913.57	CURRENT			2001-2015	FAIR	3/11/2014
29	025-012202	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	175,500	159,800	\$ 4,913.57	CURRENT			2001-2015	FAIR	3/11/2014
30	025-012203	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	173,300	157,800	\$ 4,852.08	CURRENT			2001-2015	FAIR	3/11/2014
31	025-012204	HART, STANLEY A. TR.	100% / 15 YR	170,200	154,300	\$ 4,744.90	CURRENT			2001-2015	FAIR	3/11/2014
32	025-012205	MOTTS CAPITAL ENTERPRISE LLC	100% / 15 YR	174,200	158,600	\$ 4,876.67	CURRENT			2001-2015	FAIR	3/11/2014
33	025-012206	FILONENKO DIMINTRY	100% / 15 YR	174,200	158,600	\$ 4,876.67	CURRENT			2001-2015	FAIR	3/11/2014
34	025-012207	FILONENKO DIMINTRY	100% / 15 YR	174,200	158,600	\$ 4,876.67	CURRENT			2001-2015	FAIR	3/11/2014
35	025-012208	BAUMANN, FREDERICK & MYRNA G. CO-TRS.	100% / 15 YR	174,200	158,600	\$ 4,876.67	CURRENT			2001-2015	FAIR	3/11/2014

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36	025-012209	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	174,200	158,600	\$ 4,876.67	CURRENT			2001-2015	FAIR	3/11/2014
37	025-012210	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	174,200	158,600	\$ 4,876.67	CURRENT			2001-2015	FAIR	3/11/2014
38	025-012211	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	170,200	154,300	\$ 4,744.90	CURRENT			2001-2015	FAIR	3/11/2014
39	025-012212	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	207,600	186,800	\$ 5,743.78	CURRENT			2001-2015	FAIR	3/11/2014
40	025-012213	DAVIS, JANET S & BOBBIE D CO-TRS	100% / 15 YR	207,600	186,800	\$ 5,743.78	CURRENT			2001-2015	FAIR	3/11/2014
41	025-012214	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	207,600	186,800	\$ 5,743.78	CURRENT			2001-2015	FAIR	3/11/2014
42	025-012215	SINGH, KANWAL N. & LYNN W.	100% / 15 YR	207,600	186,800	\$ 5,743.78	CURRENT			2001-2015	FAIR	3/11/2014
43	025-012216	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	230,400	207,200	\$ 6,371.04	CURRENT			2001-2015	FAIR	3/11/2014
44	025-012217	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	166,900	153,100	\$ 4,708.00	CURRENT			2001-2015	FAIR	3/11/2014
45	025-012218	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	361,200	328,400	\$ 10,097.73	CURRENT			2001-2015	FAIR	3/11/2014
46	025-012219	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	126,700	119,800	\$ 3,683.64	CURRENT			2001-2015	FAIR	3/11/2014
47	025-012220	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	182,900	166,600	\$ 5,122.66	CURRENT			2001-2015	FAIR	3/11/2014
48	025-012221	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	196,000	177,900	\$ 5,470.56	CURRENT			2001-2015	FAIR	3/11/2014
49	025-012222	TAYLOR STATION COMMERCE CENTER LLC	100% / 15 YR	196,000	177,900	\$ 5,470.56	CURRENT			2001-2015	FAIR	3/11/2014
50	025-012223	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	209,300	187,000	\$ 5,749.93	CURRENT			2001-2015	FAIR	3/11/2014
51	025-012224	ROUTE FAMILY INVESTMENTS LLC	100% / 15 YR	217,700	195,400	\$ 6,008.21	CURRENT			2001-2015	FAIR	3/11/2014
52	025-012225	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	217,700	195,400	\$ 6,008.21	CURRENT			2001-2015	FAIR	3/11/2014
53	025-012226	KENNEY FAMILY PARTNERSHIP	100% / 15 YR	217,700	195,400	\$ 6,008.21	CURRENT			2001-2015	FAIR	3/11/2014

TAX YEAR 2013 STATUS REPORT FOR:

GAHANNA C.R.A. # 2

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
1 025-003938	GROTE FAMILY LP	100% / 10 YRS	3,200,000	473,500	\$ 14,559.74	CURRENT	25 FT	129 FT - 6 PT	2007-2016	Good	3/10/2014

TOTALS:			3,200,000	473,500	\$ 14,559.74		25 FT	129 FT - 6 PT 132 FT Eq			
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TAX YEAR 2013 STATUS REPORT FOR:

GAHANNA C.R.A. # 4

	PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED
1	025-003923	DUFF WAREHOUSES INC	80% / YRS 1-9 50% YRS 10-12	3,591,500	1,203,100	\$ 36,993.67	CURRENT	50 FT	81 FT 2 PT	2002-2013 LAST YEAR	GOOD	3/10/2014
2	025-011387	COLUMBUS SOUTHERN POWER COMPANY	100% / 15 YRS	11,515,300	10,000,000	\$ 307,482.63	CURRENT	N/A	466 FT 2 PT	1999-2013 LAST YEAR	GOOD	3/10/2014
3	025-011485	MERITEX PROPERTIES LLC	100% / 15 YRS	5,776,200	5,000,000	\$ 153,741.32	CURRENT	N/A	78 FT 5 PT	1999-2013 LAST YEAR	GOOD	3/10/2014
4	025-011486	COLUMBUS SOUTHERN POWER COMPANY	100% / 15 YRS	4,103,300	2,900,000	\$ 89,169.96	CURRENT	N/A	152 FT	1999-2013 LAST YEAR	GOOD	3/10/2014
5	025-011535	MORRISON TAYLOR II LTD	100% / 15 YRS	3,845,300	2,920,000	\$ 89,784.93	CURRENT	N/A	57 FT 9 PT	1999-2013 LAST YEAR	GOOD	3/10/2014
6	025-011536	825 TECHCENTER DRIVE LLC	100% / 15 YRS	9,520,400	8,250,000	\$ 253,673.17	CURRENT	N/A	440 FT	1999-2013 LAST YEAR	GOOD	3/10/2014
7	025-011537	TAYLOR ROAD LLC	100% / 15 YRS	3,300,900	2,800,000	\$ 86,095.14	CURRENT	113 FT 2 PT	201 FT 66 PT	2000-2014	GOOD	3/10/2014
8	025-011636	PROFESSIONAL RESOURCE DEVELOPMENT INC.	100% / 15 YRS	641,500	450,000	\$ 13,836.72	CURRENT	N/A	10 FT	1999-2013 LAST YEAR	GOOD	3/10/2014
9	025-011664	KVS REAL ESTATE HOLDINGS LLC	100% / 15 YRS	647,100	500,000	\$ 15,374.13	CURRENT	7 FT 4 PT	3 FT 5 PT	1999-2013 LAST YEAR	GOOD	3/10/2014
10	025-012105	DUFF WAREHOUSES INC	80% / 12 YRS	3,508,500	1,924,900	\$ 59,187.77	CURRENT	60 FT	108 FT 1 PT	2002-2013 LAST YEAR	GOOD	3/10/2014
11	025-013399	PRESTON DEVELOPMENT OF COLUMBUS LLC	100% / 15 YRS	1,797,400	1,425,000	\$ 43,816.28	CURRENT	5 FT 3 PT	27 FT 11 PT	2008-2022	GOOD	3/10/2014
TOTALS:				48,247,400	37,373,000	\$ 1,149,155.72		235 FT 9 PT	695 FT 101 PT	9 EXPIRING		

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	# OF JOBS TO BE CREATED	CURRENT # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE PROPERTY INSPECTED	
1	025-000020	MILL STREET INVESTMENT CO LLC	100% / 10 YRS	265,900	250,900	\$ 7,715.18	CURRENT	40 FT	40 FT 20 PT	2004-2013 LAST YEAR	GOOD	3/10/2014
2	025-000048	KCR PROPERTIES LLC	100% / 10 YRS	495,600	337,500	\$ 10,377.98	CURRENT	10 FT	11 FT 3 PT	2005-2014	GOOD	3/10/2014
3	025-000097	MILL STREET INVESTMENT CO LLC	100% / 10 YRS	820,800	793,500	\$ 24,399.19	CURRENT	40 FT	W/ 025-000020	2004-2013 LAST YEAR <2012-2023>	GOOD	3/10/2014
4	025-000129	STONEHENGE OFFICES LTD	100% / 10 YRS	708,400	599,700	\$ 18,440.17	CURRENT	5 - 10 FT	14 FT 3 PT	2005-2014	FAIR	3/10/2014
5	025-004250	LEATHERBUCK LLC	100% / 12 YRS REMODELING	1,856,000	125,600	\$ 3,861.98	CURRENT	17 FT	14 FT 8 PT	2011-2022	FAIR	3/10/2014
6	025-007434	LINCOLN CIRCLE PARTNERS LLC	100% 15 YRS	680,900	405,200	\$ 12,459.20	CURRENT - PENDING BOR	8 FT	13 FT 5 PT	2011-2025	NEW	3/10/2014
TOTALS:			4,827,600	2,512,400	\$ 77,253.70		120 - 125 FT	92 FT 39 PT	2 EXPIRING			

112 FT EQ

025-000160	GORSUCH NORMA J	100% / 10 YRS REMODELING	169,200	62,100	\$ 1,595.15	CURRENT	N/A - residential		2011-2020		
025-000319	TREMANTE VINCENT J & AMY L	100% / 10 YRS REMODELING	149,600	10,000	\$ 256.81	CURRENT	N/A - residential		2012-2021		
025-013503	CLARK MARK W & BILLIE J	100% 15 YRS	362,000	326,200	\$ 8,377.09	CURRENT	N/A - residential		2008-2022		
025-013508	CREEKSIDE EQUITY PARTNERS LLC	100% 15 YRS	340,200	305,000	\$ 7,832.65	DELT	N/A - residential		2008-2022		
025-013514	OLON MARIE A	100% 15 YRS	207,900	187,700	\$ 4,820.66	CURRENT	N/A - residential		2008-2022		
025-013515	BAILEY CYNTHIA & SANDRA MILLER	100% 15 YRS	205,000	184,800	\$ 4,745.82	CURRENT	N/A - residential		2008-2022		
025-013529	ROHAN RAHI LLC	100% 15 YRS	352,000	307,700	\$ 7,902.36	CURRENT	N/A - residential		2008-2022		
025-013531	BERNIE COHEN VENTURE LTD	100% 15 YRS	352,000	311,900	\$ 8,010.22	CURRENT	N/A - residential		2008-2022		
025-013544	SCOTT GREGORY A & LAURA L	100% 15 YRS	298,800	258,800	\$ 6,646.20	CURRENT	N/A - residential		2008-2022		
025-013551	McLAUGHLIN JENNIFER	100% 15 YRS	360,200	315,600	\$ 8,104.87	CURRENT	N/A - residential		2008-2022		
025-013558	GOULD DWAIN E	100% 15 YRS	431,200	385,500	\$ 9,900.33	CURRENT	N/A - residential		2008-2022		
025-013659	FANJIANG GARY & GISELLE CHAN	100% 15 YRS	1,108,400	969,400	\$ 24,895.00	CURRENT	N/A - residential		2008-2022		
025-013661	WANG PETER & CONNIE LUK	100% 15 YRS	1,022,200	875,100	\$ 22,473.67	CURRENT	N/A - residential		2008-2022		

**** 58 CREEKSIDE CONDO PARCELS THAT HAVEN'T SOLD BY 12/31/2012
ARE TO BE MADE ALL TAXABLE FOR TX YR 2013 ****

Gahanna TIRC Vacant Property Report

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

2013 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 22, 2014
RE: Underperforming CRA properties

On December 31, 2013, four tax abatement agreements expired in the City of Gahanna. Of the remaining 81 tax abated properties, 4 were identified as underperforming in 2013. 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)

960-1020 Claycraft Road (Parcel #025-012063)

Building Status:	Low job numbers
Job Commitment:	50 full-time
Reported Jobs 2012:	42 full-time, 10 part-time
Reported Jobs 2013:	37 full-time, 6 part-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2011, Gahanna City Council approved a tax abatement modification for this property from 100% to 50% for the remaining term set to expire on December 31, 2016. The property had 1 vacant suite at the end of 2012 which was occupied in 2013. They still have a vacant suite due to the expansion of a tenant who relocated and purchased a Gahanna property at the Taylor Station Commerce Center to fit their growth needs. 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 at this time.

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 2012:	212 full-time, 73 part-time
Reported Jobs 201:	235 full-time, 20 part-time
Staff Recommendation:	Evaluate job creation pattern. Monitor properties. No TIRC action needed.

This commercial condominium project is comprised of 45 individual units in four buildings. All of the parcels are covered under one agreement. Although the number of vacancies decreased from 7 to 3 suites in 2013, the existing businesses had a net job loss of 3.5 full-time equivalent jobs 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 63% 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. 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 at this time.

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

Building Status:	Low job numbers
Job Commitment:	40 full-time
Reported Jobs 2012:	28 full-time, 9 part-time
Reported Jobs 2013:	33 full-time, 1 part-time
Staff Recommendation:	Evaluate job creation pattern. Continue monitoring property. No TIRC action needed.

In 2012, Gahanna City Council approved a tax abatement modification for this property from 100% to 50% for the remaining term expiring on December 31, 2018. The property has one vacant unit as well as two strong tenants that experienced a net job gain of 1 full-time equivalent job last year. This property has been transferred to a new owner in 2014. Although the previous property manager explained that the economic downturn had limited their ability to meet their job creation commitment, the new property management group shared that several projects have shown interest in vacant space but no action has taken place. Staff will continue working with the property management group to assist in promotion of the site and vacant space to potential tenants. Staff recommends no TIRC action at this time.

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

Building Status:	Low job numbers
Job Commitment:	30 full-time
Reported Jobs 2012:	26 full-time
Reported Jobs 2013:	28 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 36 month job creation window as provided by the tax abatement agreement. 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. In 2013 the property attained 93.3% of their job creation agreement by hiring an additional 2 full-time employees. 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 at this time.