Gahanna
ECONOMIC DEVELOPMENT

TO: Gahanna City Council
Jeremy A. Vanmeter, Clerk of Council

FROM: Jeff Gottke, Director of Economic Development
Mayor Laurie A. Jadwin

Cc: Joann Bury, Director of Finance
Priya Tamilarasan, City Attorney

DATE: December 8, 2025

SUBJECT: Dept. of Economic Development- Request for Council Action (December 8, 2025 COTW Meeting)

ACTION ITEM

ACTION ITEM: REQUEST TO FOR REAL PROPERTY OWNED BY THE COMMUNITY IMPROVEMENT CORPORATION OF GAHANNA (CIC) IN THE CREEKSIDE DISTRICT TO BE RECEIVED BY THE CITY AND THEN TRANSFERRED BACK TO THE CIC.

Pursuant to the Development Agreement between the CIC, City, Connect Real Estate, and Benson Capital for the private mixed-use development project in the Creekside District approved by Council in November, a new Tax Increment Financing (TIF) District must be created to provide necessary economic development-related funding for public infrastructure projects related to the development.

The proposed type of TIF is called a "Municipal Redevelopment TIF" and is detailed in Ohio Revised Code Section 5709.41. It requires the City to have owned the Property intended to be included in the TIF. Thus, the CIC will first sell and convey the Property to the City, and the City will then reconvey the Property, via a separate instrument, to the CIC via a quitclaim deed. These types of TIFs are common economic development tools around the State and this process is generally accepted practice.

Requested Legislation and Funding:

Legislation Needed:	Ordinance
Emergency/Waiver:	Waiver
Vendor Name:	N/A
Vendor Address:	N/A
Already Appropriated:	N/A
Supplemental/Transfer:	N/A

Attachments

DEV-ATT Exhibit A – Deeds to City
DEV-ATT Exhibit B – City Reconveyance Deeds

Contract Approvals

This item has been approved by the Mayor.
This item has been provided to the Director of Finance.
This item has been approved the City Attorney.