

Franklin County Economic Development and Planning  
Department

City of Gahanna Tax Incentive Review Committee

Thursday, June 23, 2022, 2:32 p.m.

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Located at Columbus, Ohio

Via Videoconference

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2  
3 ATTENDEES:  
4 Michael Stinziano  
Gena Shelton  
5 Carlie Boos  
Julie Orr  
6 Kelan Craig  
Christine Boucher  
7 Jane Johnson  
Nathan Strum  
8  
9 ALSO PRESENT:  
10 Courtney Thraen  
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1 County Board of Commissioners?  
2 MS. BOOS: This is Carlie Boos,  
3 Commissioner's appointee.  
4 MS. ORR: Julie Orr, Commissioner's  
5 appointee.  
6 MR. CRAIG: Kelan Craig, Commissioner's  
7 appointee.  
8 MR. STINZIANO: Thank you.  
9 Representatives for the TIRC from  
10 Mifflin Township?  
11 Representatives for the TIRC from  
12 Jefferson Township?  
13 MS. JOHNSON: Jane Johnson, fiscal  
14 director.  
15 MR. STINZIANO: Thank you.  
16 From Gahanna Schools?  
17 And from Eastland-Fairfield Career and  
18 Technical Schools?  
19 MS. BOUCHER: Christine Boucher,  
20 Eastland-Fairfield Career and Technical Schools.  
21 MR. STINZIANO: Thank you all for your  
22 service on the TIRC Board.  
23 I'll now ask if there's anyone else  
24 from the City of Gahanna that would like to

1 -----  
2 PROCEEDINGS  
3 -----  
4 MR. STINZIANO: Well, greetings and  
5 welcome to the 2022 City of Gahanna Tax Incentive  
6 Review Council meeting. I appreciate everyone's  
7 patience as we got started.  
8 I see a couple hands still up. I want  
9 to make sure, Gena, you've got them in, camera,  
10 microphone purposes. If you have that, you can  
11 put your hand down and we'll keep plowing forward.  
12 We will now plow forward. Today is  
13 June 23, 2022. I'm Michael Stinziano. I have the  
14 honor of serving as the Franklin County Auditor,  
15 as well as the statutory chair for all the TIRCs.  
16 At this time, I will ask each TIRC  
17 member or designee to please state your name or  
18 their agency designee you're representing.  
19 I'm Franklin County Auditor Michael  
20 Stinziano.  
21 From the City of Gahanna?  
22 MR. STRUM: Nathan Strum, director of  
23 development.  
24 MR. STINZIANO: From the Franklin

1 identify themselves for purposes of the record.  
2 Hearing none, is there anyone --  
3 Oh. Nathan, do you have someone?  
4 MR. STRUM: I was just going to say,  
5 our Economic Development manager is currently  
6 cheating on her OEDI class. Courtney Thraen is  
7 floating around in the background, so -- to make  
8 sure I'm doing everything aboveboard, so let's  
9 give her grief while she can't respond to  
10 anything.  
11 MR. STINZIANO: We appreciate that.  
12 Anyone from the Board of Commissioners,  
13 Franklin County, that would like to identify  
14 themselves for purposes of the record?  
15 And then anyone from the Auditor's  
16 Office?  
17 MS. SHELTON: Gena Shelton, director of  
18 community outreach and open government.  
19 MR. STINZIANO: I want to thank  
20 everyone for helping put together this virtual  
21 meeting and give us the opportunity to hold it  
22 while we had the window that the General Assembly  
23 so graciously provided.  
24 For purposes of the upcoming voting,

1 there will be a motion and a second and then a  
2 call for all those in favor. That is your  
3 opportunity to unmute, show your support of the  
4 motion. Then there will be a call for opposition  
5 and abstention, again, if that is where your vote  
6 lies, that is fine.

7 If you are not able to unmute or we do  
8 not hear you speak during opposition or  
9 abstention, it's going to be assumed for purposes  
10 of the record that you are a vote in favor and  
11 just weren't able to unmute.

12 We will now begin with review of last  
13 year's minutes dated August 23, 2021. Are there  
14 any corrections or changes?

15 Hearing none, I'd like to seek a motion  
16 for approval.

17 MR. STRUM: So moved. Nathan with  
18 Gahanna.

19 MS. BOOS: This is Carlie. I'll  
20 second.

21 MR. STINZIANO: Thank you.

22 It's been moved and seconded. All  
23 those in favor, please signify by voting aye.

24 MS. ORR: Aye.

1 Looking at this project, this is in CRA  
2 No. 1, CP Road, LLC. Seven years, 75 percent tax  
3 abatement. As we go down here, this project is  
4 located, like I mentioned, in -- on the eastern  
5 side of the City in our industrial area. It's a  
6 multi-tenant facility. You can see some of the  
7 partners that are here. I do note Pitabilities  
8 being one of my favorites. For those who have  
9 food trucks in the area, that's where they're  
10 headquartered out of.

11 Michael, you know I'm going to have a  
12 lot of commentary related to some of the fun  
13 stuff.

14 MR. STINZIANO: (Unintelligible) my  
15 tour of the brewery last year, but we'll cite  
16 COVID for that. But I'm looking forward to the  
17 virtual food and beverage tour of Gahanna.

18 MR. STRUM: That's exactly right.

19 So from a benchmark standpoint, you see  
20 that the commitments were for 20 jobs and \$900,000  
21 in that new payroll. We actually retained 20.  
22 Those were for jobs that relocated in our  
23 marketplace to expand into the market, thus we see  
24 that retained job number.

1 MR. CRAIG: Aye.

2 MS. BOOS: Aye.

3 MS. BOUCHER: Aye.

4 MS. JOHNSON: Aye.

5 MR. STINZIANO: Same sign for any  
6 opposition.

7 And any abstentions.

8 We will now move to the CRA report  
9 review. We will review and vote on the status of  
10 each Post 94 CRA abatement report for tax year  
11 2021.

12 Nathan, are you presenting?

13 MR. STRUM: Yes, I'm able to. I just  
14 want to -- didn't want to start sharing before I  
15 was ready to do so.

16 MR. STINZIANO: The floor is yours.

17 MR. STRUM: Thank you very much.

18 Everybody should see my screen. We're  
19 going to work through the reports. These were  
20 provided prior to today's meeting. I'll only be  
21 highlighting a couple of the key metrics in these  
22 reports. I don't want to necessarily review every  
23 little detail, but I'm happy to do so if there are  
24 any questions.

1 And then the new jobs at 21.5 million,  
2 these were jobs related to expansion and growth.  
3 Given the wage numbers that are happening in our  
4 marketplace, it's not very surprising to see some  
5 of that wage growth in those areas, specifically  
6 in mechanical trades, food truck maintenance,  
7 things of that nature.

8 So I would ask that the TIRC approve  
9 this as submitted.

10 MR. STINZIANO: Thank you.

11 Any questions or comments from members  
12 of the Board?

13 Hearing no further review, I'd like to  
14 seek a motion to accept the report and find it in  
15 compliance.

16 MS. ORR: This is Julie. I'll move it.

17 MR. CRAIG: Kelan Craig. Second.

18 MR. STINZIANO: Thank you.

19 It's been moved and seconded. All  
20 those in favor, please signify by voting aye.

21 MS. ORR: Aye.

22 MR. CRAIG: Aye.

23 MS. BOOS: Aye.

24 MS. BOUCHER: Aye.

1 MS. JOHNSON: Aye.  
 2 MR. STINZIANO: Same sign for any  
 3 opposition.  
 4 And any abstentions.  
 5 The report is accepted.  
 6 MR. STRUM: Wonderful.  
 7 Moving on, this is Goldeneye Cross  
 8 Pointe, again, Cross Pointe Drive. This is the  
 9 Reliant building, for those who are familiar with  
 10 the area. The abatement is for 100 percent for  
 11 15 years.  
 12 I will caution that although we're  
 13 going to recommend that we continue this abatement  
 14 as part of the TIRC review, we are starting to see  
 15 a decrease in their operations. So let's take a  
 16 look back at what last year was for them  
 17 operationally.  
 18 Completion of the project was back in  
 19 '17, retention of 93 jobs, the anticipated  
 20 creation of 100 jobs at 4.19. They actually  
 21 created fewer jobs but higher payroll. Again,  
 22 that's indicative of what we're seeing in the  
 23 marketplace from a job creation standpoint.  
 24 Now, this business in specific,

1 MS. ORR: Aye.  
 2 MR. CRAIG: Aye.  
 3 MS. BOOS: Aye.  
 4 MS. BOUCHER: Aye.  
 5 MS. JOHNSON: Aye.  
 6 MR. STINZIANO: Same sign for any  
 7 opposition.  
 8 And any abstentions.  
 9 The report is accepted.  
 10 MR. STRUM: Thank you.  
 11 Moving on, this is for the Suburban  
 12 Steel CRA No. 1, similar eastern area of the city.  
 13 This was for a 12-year, 100 percent abatement on a  
 14 remodel of an existing industrial space on their  
 15 property.  
 16 For those who don't know about Suburban  
 17 Steel, they do a highly ornamental steel process.  
 18 Think of when you look at newer homes or  
 19 multi-family apartments, those guardrails, or  
 20 those kind of things that go onto those homes from  
 21 an accent piece standpoint. They do a lot of that  
 22 kind of customized steel product.  
 23 This is for a 5,300-square-foot  
 24 warehouse space on this site. You'll note that

1 Reliant, has seen a substantial decrease in the  
 2 late quarter last year. That's why you see that  
 3 61 number. They were actually around 115 earlier  
 4 in the year, and they continue to decline end of  
 5 this year.  
 6 So I'm a little worried about where  
 7 this abatement's going to happen in 2022 at next  
 8 year's TIRC, but for right now they're still well  
 9 in compliance as the original metrics, and I would  
 10 ask consideration by the TIRC for continuation.  
 11 MR. STINZIANO: Thank you for your  
 12 presentation and recommendation.  
 13 Are there any questions or comments  
 14 from members of the Board?  
 15 Hearing no further review, I'd like to  
 16 seek a motion to accept the report and find it in  
 17 compliance.  
 18 MS. BOUCHER: This is Christine. I'll  
 19 move.  
 20 MS. BOOS: This is Carlie. I'll  
 21 second.  
 22 MR. STINZIANO: Thank you.  
 23 It's been moved and seconded. All  
 24 those in favor, please signify by voting aye.

1 the metrics here -- again, the real estate was  
 2 well invested, jobs retained were well done. They  
 3 originally committed to two jobs, \$45,000-a year  
 4 jobs. They've done seven at 2.6 million, so were  
 5 thrilled at seeing these higher skill level jobs  
 6 happening right in our backyard here at Suburban  
 7 Steel.  
 8 And I'll note this is -- well, I should  
 9 have note this earlier. Part of our agreements  
 10 also include a Chamber of Commerce membership as  
 11 part of a local community engagement piece. And  
 12 so we've included those as other benchmarks that,  
 13 yes, they are a member of our Chamber of Commerce.  
 14 So with all that information verified,  
 15 I'd ask that the TIRC continue the abatement if  
 16 possible.  
 17 MR. STINZIANO: Thank you for the  
 18 report and recommendation.  
 19 Are there any questions or comments  
 20 from members of the Board?  
 21 Hearing no further review, I'd like to  
 22 seek a motion to accept the report and find it in  
 23 compliance.  
 24 MS. ORR: This is Julie. I'll move it.

1 MS. BOOS: This is Carlie. I'll  
 2 second.  
 3 MR. STINZIANO: Thank you.  
 4 It's been moved and seconded. All  
 5 those in favor, please signify by voting aye.  
 6 MS. ORR: Aye.  
 7 MR. CRAIG: Aye.  
 8 MS. BOOS: Aye.  
 9 MS. BOUCHER: Aye.  
 10 MS. JOHNSON: Aye.  
 11 MR. STINZIANO: Same sign for any  
 12 opposition.  
 13 And any abstentions.  
 14 The report is accepted.  
 15 MR. STRUM: Thank you.  
 16 Moving on to Buckeye Elm, this is a new  
 17 one for us. This is our first year of review.  
 18 This is for a 10-year, 80 percent abatement on  
 19 their improved value. A women-owned business  
 20 located in our community to expand. They're in  
 21 the commercial trades, environmental remediation  
 22 side of it.  
 23 I do want to note down here we were --  
 24 it was like pulling teeth on getting some of the

1 those in favor, please signify by voting aye.  
 2 MS. ORR: Aye.  
 3 MR. CRAIG: Aye.  
 4 MS. BOOS: Aye.  
 5 MS. BOUCHER: Aye.  
 6 MS. JOHNSON: Aye.  
 7 MR. STINZIANO: Same sign for any  
 8 opposition.  
 9 And any abstentions.  
 10 The report is accepted.  
 11 MR. STRUM: Thank you.  
 12 Moving on to CRA No. 3. This is in  
 13 that Central Park area for those who are familiar  
 14 with Gahanna. This is the office building  
 15 Franklin Peak. It also has my favorite spot in  
 16 town, the Edison Brewery.  
 17 Sorry, Auditor. I apologize.  
 18 MR. STINZIANO: You just keep teasing  
 19 me.  
 20 MR. STRUM: I'll be as professional as  
 21 I can, but we all know that's a struggle at times.  
 22 Retained jobs of 131, 9.3 million in  
 23 retained payroll. They anticipated creating about  
 24 20-some odd jobs, but this was all speculative in

1 initial data in this space. You'll note that we  
 2 do not have the proper dollars in the retained or  
 3 creation of payroll at this point. We're still  
 4 trying to gather that information accurately.  
 5 Again, first year of their reporting period. I  
 6 think this was all very well new to them and they  
 7 were still trying to get their arms around what  
 8 this all was.  
 9 So although we are missing some key  
 10 levels of data, I would ask for a continuation on  
 11 this, knowing that my office will be working  
 12 tirelessly to make sure we have a more complete  
 13 report in the next year's TIRC.  
 14 MR. STINZIANO: Thank you for the  
 15 report.  
 16 Are there any questions or comments?  
 17 Hearing no further review, I'd like to  
 18 seek a motion to accept the report and find it in  
 19 compliance.  
 20 MR. CRAIG: So moved. Kelan Craig.  
 21 MS. BOUCHER: I'll second. Christine  
 22 Boucher.  
 23 MR. STINZIANO: Thank you.  
 24 It's been moved and seconded. All

1 that space. We're up to 37 jobs, 1.4 million.  
 2 Most of that has been actually in the -- at the  
 3 brewery facility. They continue to rapidly expand  
 4 both their brewery operation and their  
 5 customer-facing bar operation in that space.  
 6 The Chamber of Commerce membership is  
 7 in place with these businesses. And one of things  
 8 that -- if anyone had a chance to connect out here  
 9 into Gahanna, just this past weekend we held our  
 10 Blues and Jazz Festival. And one of our premier  
 11 partners at that was actually Edison Brewery. I  
 12 always love highlighting our partners who are  
 13 community-minded and engaged. So we had craft  
 14 beer as one of our vendors at the festival, and  
 15 Edison kindly donated and considered their  
 16 operations to support the operation there.  
 17 MS. BOUCHER: Nice.  
 18 MR. STRUM: So I would ask that the  
 19 abatement be continued by the TIRC.  
 20 MR. STINZIANO: Thank you for the  
 21 report and recommendation.  
 22 Are there any questions or comments?  
 23 Hearing no further review, I'd like to  
 24 seek a motion to accept the report and find it in

1 compliance.  
 2 MS. BOOS: This is Carlie. I'll move.  
 3 MS. ORR: This is Julie. I'll second.  
 4 MR. STINZIANO: Thank you.  
 5 It's been moved and seconded. All  
 6 those in favor, signify by voting aye.  
 7 MS. ORR: Aye.  
 8 MR. CRAIG: Aye.  
 9 MS. BOOS: Aye.  
 10 MS. BOUCHER: Aye.  
 11 MS. JOHNSON: Aye.  
 12 MR. STINZIANO: Same sign for any  
 13 opposition.  
 14 And any abstentions.  
 15 The report is accepted.  
 16 MR. STRUM: Thank you.  
 17 CRA No. 3, Chippewa Building. Scroll  
 18 down -- this is the Bell Equipment facility on  
 19 Taylor Road, a 12,000-square-foot warehouse  
 20 distribution facility.  
 21 Here's the key metrics in this space.  
 22 Again, they're coming in at 1.8 million in  
 23 improved value. They originally anticipated  
 24 having eight jobs retained, they're at seven.

1 MS. BOUCHER: Okay.  
 2 MR. STINZIANO: Any additional  
 3 questions or comments from members of the Board?  
 4 Hearing no further review, I'd like to  
 5 seek a motion to accept the report and find it in  
 6 compliance.  
 7 MS. BOUCHER: This is Christine. I'll  
 8 move.  
 9 MS. BOOS: This is Carlie. I'll  
 10 second.  
 11 MR. STINZIANO: It's been moved and  
 12 seconded. All those in favor, please signify by  
 13 voting aye.  
 14 MS. ORR: Aye.  
 15 MR. CRAIG: Aye.  
 16 MS. BOOS: Aye.  
 17 MS. BOUCHER: Aye.  
 18 MS. JOHNSON: Aye.  
 19 MR. STINZIANO: Same sign for any  
 20 opposition.  
 21 And any abstentions.  
 22 The report is accepted.  
 23 MR. STRUM: Thank you.  
 24 Moving on, this is Gahanna Parkway.

1 They weren't committed to creating any new jobs.  
 2 They created six and an additional 400-plus  
 3 thousand dollars a year of annual payroll to the  
 4 City, so they have a payroll of over \$1 million  
 5 now in that property.  
 6 It's a great -- if any of you get a  
 7 chance, it's a small business, but it's located  
 8 right outside of our chief industrial area, one of  
 9 the larger warehouse spaces on Taylor. Great  
 10 partner in the marketplace as well. I would ask  
 11 that the TIRC make a consideration of continuing  
 12 the abatement if possible.  
 13 MR. STINZIANO: Thank you for the  
 14 report.  
 15 Are there any questions or comments?  
 16 MS. BOUCHER: Nate, what did you say is  
 17 in that building?  
 18 MR. STRUM: Bell Equipment Maintenance.  
 19 So if you look at this picture in a little broader  
 20 sense, you would see a maintenance facility for  
 21 garbage trucks, heavy haul trucks, things of that  
 22 nature. And so it would be on -- where I'm going  
 23 to move my mouse. If we had a wider-lens picture,  
 24 you would see those trucks back through --

1 This is the Edge Innovation center for Grote  
 2 Company and Donatos. As many of you know, Donatos  
 3 is headquartered right here in Gahanna. I want to  
 4 scroll down here. If we had a wider-lens picture,  
 5 their headquarters building would be here about  
 6 where my mouse is on your screen.  
 7 But this is their innovation center.  
 8 This is where they do a lot of the 3D technologies  
 9 for pizza making, which is really cool in my jobs,  
 10 as well as auxiliary, other operations.  
 11 Going down here to the key metrics.  
 12 Again, unfortunately, we're still in the ramp-up  
 13 period, so getting the information, especially on  
 14 payroll, has been a little bit challenging, but we  
 15 hope to have that finally finalized next year as  
 16 that's the end of their compliance creation  
 17 period. But you'll see some of the commitments  
 18 they have made and what they're looking at.  
 19 We have had multiple conversations with  
 20 Craig Turner over in that facility. And for  
 21 anyone who wants to do a tour, you're welcome to  
 22 come out. They're actually a 3D printed bakery  
 23 for cupcakes happening in that space. And let me  
 24 tell you, they're delicious.

1 I'm happy to answer any questions you  
2 may have. And I would ask that there be a  
3 continuation of the abatement if possible.

4 MR. STINZIANO: Thank you for the  
5 report.

6 Are there any questions or comments  
7 from members of the Board?

8 Hearing no further review, I'd like to  
9 seek a motion to accept the report and find it in  
10 compliance.

11 MS. BOUCHER: This is Christine. I'll  
12 move.

13 MR. CRAIG: Kelan Craig. Second.

14 MR. STINZIANO: It's been moved and  
15 seconded. All those in favor, please signify by  
16 voting aye.

17 MS. ORR: Aye.

18 MR. CRAIG: Aye.

19 MS. BOOS: Aye.

20 MS. BOUCHER: Aye.

21 MS. JOHNSON: Aye.

22 MR. STINZIANO: Same sign for any  
23 opposition.

24 And any abstentions.

1 mean to minimize that information -- JobsOhio has  
2 on both Crocodile Cloth expansion and with  
3 Benchmark. I can get that number for you if you  
4 like. But trust me when I say that the jobs are  
5 there and they are being properly weighted.

6 MR. STINZIANO: Thank you for the  
7 presentation and recommendation.

8 Are there any questions or comments  
9 from members of the Board?

10 Hearing no further review, I'd like to  
11 seek a motion to accept the report and find it in  
12 compliance.

13 MS. BOUCHER: This is Christine. So  
14 moved.

15 MS. BOOS: This is Carlie. Seconded.

16 MR. STINZIANO: Thank you.

17 It's been moved and seconded. All  
18 those in favor, please signify by voting aye.

19 MS. ORR: Aye.

20 MR. CRAIG: Aye.

21 MS. BOOS: Aye.

22 MS. BOUCHER: Aye.

23 MS. JOHNSON: Aye.

24 MR. STINZIANO: Same sign for any

1 The report is accepted.

2 MR. STRUM: Thank you.

3 Moving on, this is CRA No. 3 as well.  
4 870-950 Claycraft. This is the Exeter Building  
5 for those are who familiar with that. It's a very  
6 large-scale industrial building on Claycraft Road.  
7 It's home to a number of different key brands,  
8 specifically ADB Safegate, who is a longstanding  
9 partner in our community. It has their  
10 warehousing facility in there.

11 Crocodile Cloth, which is a joint  
12 venture between Benchmark and a foreign entity,  
13 have operated their US headquarters out of the  
14 space. They had recently -- JobsOhio announced  
15 expansion just last year.

16 And then, of course, Benchmark itself  
17 is located in these buildings.

18 As I scroll down, you can see the level  
19 of investment. 15 million, 40 jobs retained, 40  
20 new. We're still, again, working through the  
21 payroll numbers to make sure that there's not a  
22 combined number in these spaces, but we're very  
23 confident that we're meeting this only because of  
24 the JO numbers -- JobsOhio, I should say. I don't

1 opposition.

2 And any abstentions.

3 The report is accepted.

4 MR. STRUM: Thank you.

5 Moving on, this is the Premier Holdings  
6 Group. This is CRA No. 1 on the east side. This  
7 was a 6,300-square-foot office space for home  
8 healthcare.

9 You'll note down here that we are in  
10 parameters with this one. I'm a little concerned,  
11 again, given the impact of office space, that we  
12 may have to review this further next year, quite  
13 frankly. But as of the end of last year, they  
14 were still in compliance with their job estimates,  
15 as well as exceeding their job creation numbers.  
16 But their payroll seems a little fishy, so we're  
17 still trying to fish that out. But on the whole,  
18 we're excited about --

19 Sorry, Auditor.

20 MR. STINZIANO: A lot of fishes there.

21 MR. STRUM: A lot of fishes.

22 We're still trying to work that out,  
23 but I would ask for consideration by the TIRC to  
24 continue the abatement as submitted here.

1 MR. STINZIANO: Thank you for the  
 2 presentation and recommendation.  
 3 Are there any questions or comments  
 4 from members of the Board?  
 5 Hearing none, I'd like to seek a motion  
 6 to accept the report and find it in compliance.  
 7 MR. CRAIG: So moved. Kelan Craig.  
 8 MS. BOOS: Seconded. This is Carlie.  
 9 MR. STINZIANO: Thank you.  
 10 It's been moved and seconded. All  
 11 those in favor, please signify by voting aye.  
 12 MS. ORR: Aye.  
 13 MR. CRAIG: Aye.  
 14 MS. BOOS: Aye.  
 15 MS. BOUCHER: Aye.  
 16 MS. JOHNSON: Aye.  
 17 MR. STINZIANO: Same sign for any  
 18 opposition.  
 19 And any abstentions.  
 20 The report is accepted.  
 21 MR. STRUM: Thank you very much.  
 22 Last, but certainly not least in the  
 23 Post 94 scenario, this is the Eastgate Commercial  
 24 Park located, I believe, on Taylor Road -- no.

1 This is on Eastgate itself.  
 2 There's no photo we were able to  
 3 procure this time, but you can take a look at some  
 4 of the key metrics. The original benchmarks were  
 5 \$3.7 million in investment. Because of cost  
 6 escalations, you saw a heavier level of investment  
 7 there. They've already backfilled 24 jobs and  
 8 have met the payroll requirements associated with  
 9 this project.  
 10 This is the Robert LeVeque project that  
 11 was approved -- LeVeque Industrial, and they're  
 12 working on another phase of development with us at  
 13 the Taylor Road Industrial Park as well. We're  
 14 actually quite excited. This is a multi-tenant  
 15 facility and it's going quite well.  
 16 MR. STINZIANO: Thank you for the  
 17 report.  
 18 Are there any questions or comments?  
 19 Hearing no further review, I'd like to  
 20 seek a motion to accept the report and find it in  
 21 compliance.  
 22 MS. BOOS: This is Carlie. I'll move.  
 23 MS. BOUCHER: Christine. Second.  
 24 MR. STINZIANO: Thank you both.

1 It's been moved and seconded. Those in  
 2 favor, please signify by voting aye.  
 3 MS. ORR: Aye.  
 4 MR. CRAIG: Aye.  
 5 MS. BOOS: Aye.  
 6 MS. BOUCHER: Aye.  
 7 MS. JOHNSON: Aye.  
 8 MR. STINZIANO: Same sign for any  
 9 opposition.  
 10 And any objections.  
 11 The report is accepted.  
 12 We will now move and review the status  
 13 of each Pre 94 CRA abatement report for tax year  
 14 2021.  
 15 MR. STRUM: Thank you.  
 16 So the first one is the Grote Family,  
 17 Ltd. This is the Donatos headquarters facility  
 18 located on Taylor Station Road. This is the last  
 19 year of its term.  
 20 The numbers that you see here are  
 21 accurate and, in fact, I can go back and take a  
 22 look at getting the job numbers that are on this.  
 23 Again, they weren't required as this was a  
 24 pre 1994 CRA, but it still serves as their primary

1 location for all operational headquarter needs.  
 2 And so we're thrilled to have them in our  
 3 marketplace and be a supporter of the local  
 4 Gahanna community, as well as Columbus as a whole.  
 5 MR. STINZIANO: Thank you for the  
 6 report.  
 7 Are there any questions or comments  
 8 from members of the Board?  
 9 Hearing no further review, I'd like to  
 10 seek a motion to accept the report and find it in  
 11 compliance.  
 12 MS. ORR: This is Julie. I'll move it.  
 13 MR. CRAIG: This is Kelan. Seconded.  
 14 MR. STINZIANO: Thank you.  
 15 It's been moved and seconded. All  
 16 those in favor, please signify by voting aye.  
 17 MS. ORR: Aye.  
 18 MR. CRAIG: Aye.  
 19 MS. BOOS: Aye.  
 20 MS. BOUCHER: Aye.  
 21 MS. JOHNSON: Aye.  
 22 MR. STINZIANO: Same sign for any  
 23 opposition.  
 24 And any abstentions.



1 The report is accepted.  
 2 MR. STRUM: Thank you, you pizza-loving  
 3 people.  
 4 MS. SHELTON: Can you take us all on a  
 5 food tour next year for your TIRC?  
 6 MR. STRUM: I'm happy to -- I said that  
 7 last year at the TIRC. I'm happy to -- if anyone  
 8 wants to come out and take a look at some of the  
 9 food and beverage industry we've got going on in  
 10 Gahanna, I would be very happy to do that.  
 11 MS. SHELTON: (Unintelligible) a date.  
 12 MR. STRUM: Auditor, do we want to move  
 13 on to Pre 94 CRA No. 4?  
 14 MR. STINZIANO: When you're ready,  
 15 sure.  
 16 MR. STRUM: Perfect.  
 17 For those who aren't familiar with the  
 18 geography of Gahanna, this is what we call the  
 19 Crescent Development or the Buckles Court area  
 20 development. This is a medical campus that we  
 21 were exploring the development of on Tech Center  
 22 Drive at Buckles Court just to the south of the  
 23 Columbus International Airport.  
 24 What you see here are a couple of our

1 MR. STINZIANO: Thank you both.  
 2 It's been moved and seconded. All  
 3 those in favor, please signify by voting aye.  
 4 MS. ORR: Aye.  
 5 MR. CRAIG: Aye.  
 6 MS. BOOS: Aye.  
 7 MS. BOUCHER: Aye.  
 8 MS. JOHNSON: Aye.  
 9 MR. STINZIANO: Same sign for any  
 10 opposition.  
 11 And any abstentions.  
 12 The report is accepted.  
 13 MR. STRUM: Thank you.  
 14 And last but certainly not least on the  
 15 CRA side, this is CRA No. 5. This is our historic  
 16 Westside and Olde Gahanna areas. So if you go  
 17 down to Creekside and what have you, these are  
 18 what you start thinking of when you think of those  
 19 abatements.  
 20 These are all in compliance. The  
 21 Stygler Village Senior Housing project, I believe,  
 22 was the recently announced National Church  
 23 Residence project that was just recently  
 24 completed. And so -- and that's full up, quite

1 existing businesses that are already located in  
 2 there. As a reminder, this is a Pre 94 CRA. Back  
 3 in, I believe 2015, it was adjusted from a 100  
 4 percent, 15-year abatement to 10 years, 80 percent  
 5 abatement. So that's why you see this adjustment  
 6 here.  
 7 The Crescent Development Group is in  
 8 the last year of its abatement, while these other  
 9 projects are really just starting to kick on a  
 10 little bit.  
 11 So we're excited about these projects,  
 12 what their job totals are being, and trust me when  
 13 I say this page in particular will look a lot  
 14 different next year based upon some of the  
 15 activity we've already started to see in the  
 16 marketplace over there.  
 17 MR. STINZIANO: Thank you for the  
 18 report. Are there any questions or comments?  
 19 Hearing no further review, I'd like to  
 20 seek a motion to accept the report and find it in  
 21 compliance.  
 22 MS. BOUCHER: This is Christine. So  
 23 moved.  
 24 MS. BOOS: And Carlie. I'll second.

1 frankly.  
 2 We continue to see a lot of interest in  
 3 our -- on our west side areas for the City,  
 4 especially in the Olde Gahanna, Creekside area.  
 5 So hopefully you'll see some additional activities  
 6 on this report for next year as projects start  
 7 making applications and documenting some of the  
 8 initial assessment values.  
 9 MR. STINZIANO: Thank you for the  
 10 report.  
 11 Are there any questions or comments?  
 12 Hearing no further review, I'd like to  
 13 seek a motion to accept the report and find it in  
 14 compliance.  
 15 MS. ORR: This is Julie. I move it.  
 16 MR. CRAIG: Kelan Craig. Second.  
 17 MR. STINZIANO: It's been moved and  
 18 seconded. All those in favor, please signify by  
 19 voting aye.  
 20 MS. ORR: Aye.  
 21 MR. CRAIG: Aye.  
 22 MS. BOUCHER: Aye.  
 23 MS. JOHNSON: Aye.  
 24 MR. STINZIANO: Same sign for any

1 opposition.  
 2 And any abstentions.  
 3 MS. BOOS: This is Carlie. I'm going  
 4 to abstain.  
 5 MR. STINZIANO: Thank you. We will  
 6 make note of that abstention in the record.  
 7 Th report is accepted.  
 8 And now we will move to the TIF review.  
 9 We will review and vote on the Village of  
 10 Gahanna's TIF district status reports for tax year  
 11 2021, and acknowledge that there no delinquent tax  
 12 parcels reported as of June 17, 2021. There will  
 13 be 10 reports, but one vote.  
 14 MR. STRUM: So I'll go through this as  
 15 -- as expeditiously as possible.  
 16 The first is being the Eastgate  
 17 Triangle TIF. This is one of our older TIFs from  
 18 the early -- or late '90s. Excuse me.  
 19 We are looking to have that expire at  
 20 the end of '29. Private development completions  
 21 have been completed in the area. You'll see the  
 22 fund balances that are currently in flux. It's  
 23 low, but we've actually been doing a lot of  
 24 improvements over there and already have them

1 positively and impact infrastructure needs.  
 2 Manor Home TIF. This is for a  
 3 developed residential TIF from back in the day  
 4 over by Hannah and Headley Parks. We're utilizing  
 5 these funds to support the infrastructure to  
 6 support that subdivision, as well as the public  
 7 improvements associated with Hannah and Headley  
 8 Parks in that area.  
 9 You can see that it has a fairly heavy  
 10 fund balance in there. We're using it also for  
 11 service payments towards (unintelligible) pass  
 12 bonds, as well as service payments towards the  
 13 school district, if applicable.  
 14 Olde and West TIF. This is the  
 15 non-Creekside TIF. There's a TIF that goes around  
 16 the Creekside area that is Creekside only, and  
 17 then this is the one that goes around the rest of  
 18 it.  
 19 Public infrastructure in and around the  
 20 TIF area. You see the balance fund over here.  
 21 Carpenter and Walnut rebuild, Township revenue  
 22 sharing with our partners there at Mifflin  
 23 Township. We also utilized this as part of some  
 24 of the MECC improvements that recently occurred

1 targeted for future infrastructure improvements in  
 2 that target market.  
 3 And that's just the Triangle. So this  
 4 is where it gets a little confusing. This is the  
 5 expansion, essentially, of the initial Eastgate  
 6 TIF.  
 7 This is the original Eastgate TIF.  
 8 What we're looking at here are some improvements  
 9 around Taylor Station and Claycraft Roads for  
 10 traffic improvements. You'll see some of the fund  
 11 balances down here. Right now, what we're looking  
 12 at is not only repaying some of the City debt  
 13 that's been tied to this area for public  
 14 improvements, but we're also exploring the  
 15 utilization of these TIF funds towards a  
 16 roundabout improvement at the corner -- at the  
 17 intersection of Research, Claycraft, and Taylor  
 18 Station Roads to service that area as well.  
 19 To note, we actually just received  
 20 dollars from the Franklin County TID, and will be  
 21 supported by this TIF fund, as well as another TIF  
 22 fund in Central Park because a lot of -- we see a  
 23 lot of those regional traffic patterns happening  
 24 in those areas, but it's to continued to cash flow

1 there at the Township's facility off of -- is that  
 2 Stygler -- in West Johnstown area.  
 3 Sorry, Mike. I don't have my map up,  
 4 so I can't cheat too badly on this one.  
 5 But one of our caveats in this TIF  
 6 specifically was around public improvements tied  
 7 towards public safety. It was -- so if you talk  
 8 about the MECC, the Metropolitan Emergency  
 9 Communication Center, as well as those  
 10 improvements, that's where some of these dollars  
 11 have been going.  
 12 The Creekside TIF. This is for bond  
 13 repayment structures, improvements around the  
 14 Creekside area. You'll note the fund balance,  
 15 funds received in the expenditures. We're in the  
 16 bond repayment phase still, so that's just kind of  
 17 hanging out there.  
 18 I'm going to scroll down to the Buckles  
 19 Tract TIF. This is the one that I was mentioning  
 20 earlier, this is the Crescent project area. This  
 21 is for the public improvements tied to the  
 22 extension of Tech Center Drive to service those  
 23 properties. These are the numbers that are  
 24 currently in flux.

1 We're also compensating our school  
 2 districts as part of that development over there  
 3 to entitle the abatements that are in place.  
 4 Hamilton Road Corridor. This was a  
 5 newer one for us, newish one for us. Most of our  
 6 others are from back in the late '90s into the  
 7 early 2000s.  
 8 This is -- for if anyone's been to  
 9 Gahanna, has stopped at the Dunkin' Donuts or the  
 10 MOD Pizza -- I know I'm talking about food, sorry.  
 11 I don't know if anyone got lunch -- that's the  
 12 Hamilton Road area. These are improvements that  
 13 can be tied towards the continued improvement of  
 14 the Hamilton Road bridge over 270, as well as debt  
 15 payments to the private developer itself.  
 16 Central Park I mentioned earlier,  
 17 improvements throughout the area. This includes  
 18 that roundabout I mentioned earlier. The values  
 19 are very healthy at this point, and we're excited  
 20 to continue to see, as properties are coming off  
 21 of the tax abatement rolls over at Central Park,  
 22 that this continues to cash flow positively.  
 23 Johnstown Road. This is north of the  
 24 Creekside area. We're rebuilding some local roads

1 and infrastructure. One of the things I really  
 2 also enjoy about this TIF in particular, it's not  
 3 only storm and -- storm, sewer, and water here,  
 4 but it's also some trail improvements that we're  
 5 focusing on targeting long term as the TIF  
 6 continues to mature.  
 7 And then North Triangle. This is north  
 8 of Hamilton Road along East Johnstown as well.  
 9 Again, we're trying to do some revenue sharing and  
 10 cost effectiveness for trail improvements and  
 11 connectivities to support not only our direct  
 12 community partners over in that portion of the  
 13 City, but also bringing in folks from Jefferson  
 14 Township in those areas so they can get better  
 15 connectivity into the balance of the trail system  
 16 that we have here in Gahanna.  
 17 And so with that, that's my full report  
 18 on the TIFs.  
 19 MR. STINZIANO: Thank you for the  
 20 report.  
 21 Are there any questions or comments  
 22 from members of the Board?  
 23 Hearing no further review, I'd like to  
 24 seek a motion to accept the TIF report and find

1 them in compliance.  
 2 MR. CRAIG: So moved. Kelan Craig.  
 3 MS. BOUCHER: I'll second. Christine.  
 4 MR. STINZIANO: Thank you.  
 5 It's been moved and seconded. All those  
 6 in favor, please signify by voting aye.  
 7 MS. ORR: Aye.  
 8 MR. CRAIG: Aye.  
 9 MS. BOOS: Aye.  
 10 MS. BOUCHER: Aye.  
 11 MS. JOHNSON: Aye.  
 12 MR. STINZIANO: Same sign for any  
 13 opposition.  
 14 And any abstention.  
 15 The TIF report is accepted.  
 16 There is -- is there any other business  
 17 for today's TIRC?  
 18 Hearing no other business, we are  
 19 adjourned. Thank you all.  
 20 MR. STRUM: Thank you.  
 21 -----  
 22 Thereupon, the foregoing proceedings  
 23 concluded at 3:04 p.m.  
 24 -----

1 State of Ohio : C E R T I F I C A T E  
 County of Franklin: SS  
 2  
 3 I, Katherine Konneker, a Notary Public in and  
 4 for the State of Ohio, do hereby certify that I  
 5 transcribed or supervised the transcription of the  
 6 audio recording of the aforementioned proceedings;  
 7 that the foregoing is a true record of the  
 8 proceedings.  
 9 I do further certify I am not a relative,  
 10 employee or attorney of any of the parties hereto,  
 11 and further I am not a relative or employee of any  
 12 attorney or counsel employed by the parties  
 13 hereto, or financially interested in the action.  
 14 IN WITNESS WHEREOF, I have hereunto set my  
 15 hand and affixed my seal of office at Columbus,  
 16 Ohio, on July 19, 2022.  
 17  
 18  
 19  
 20  
 21 *Katherine J. Konneker*  
 Katherine Konneker, Notary Public - State of Ohio  
 My commission expires February 28, 2027  
 22  
 23  
 24

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