

**2021 FRANKLIN COUNTY  
TAX INCENTIVE REVIEW COUNCIL ANNUAL MEETING**

**In the Matter of:  
The City of Gahanna**

**Monday, August 23, 2021  
1:20 p.m.**

**Julissa M. Barreto Tiruchelvam  
Franklin County Economic and Development Administrative Assistant II**

**THE CITY OF GAHANNA**  
**TAX INCENTIVE REVIEW COUNCIL**

MICHAEL STINZIANO: Greetings and welcome to the 2021 Gahanna Tax Incentive Review Council meeting. Today is August 23, 2021, I am Michael Stinziano and serve as the Franklin County Auditor, which also makes me the statutory chairperson for the TIRC. At this time, I will ask each TIRC member or designee to state their name, and the agency they are representing. I will begin: Franklin County Auditor Michael Stinziano.

- **Franklin County Auditor**
  - *Michael Stinziano, TIRC Chairperson*
- **The City of Gahanna**
  - *Nathan Strum, Economic Development Director*
  - *Scott Davis, Appointee*
- **Franklin County Board of Commissioners**
  - *Kelan Craig, Appointed Representative*
  - *Carlie Boos, Appointed Representative/TIRC Vice-Chair*
- **Mifflin Township**
  - *Richard Angelou*
  - *Nancy White*
- **Jefferson Township**
  - *Claire Yoder, Trustee*
  - *Mike Anderson, Development Director*
- **Gahanna Schools**
  - *Mike Verlingo, Designee*
- **Eastland-Fairfield Career & Technical Schools**
  - *Christine Boucher, Designee*

MICHAEL STINZIANO: Thank you. Is there anyone else from the City of Gahanna that would like to introduce themselves?

COURTNEY THRAEN: I am Courtney Thraen, Economic Development Manager that was inviting everyone. Thank you for coming!

MICHAEL STINZIANO: Thank you. Now I will ask Franklin County staff please introduce (interrupted)

LANE NEWCOME: We have one more.

MICHAEL STINZIANO: Oh...

LANE NEWCOME: She is back behind right there.

EMILY GOLIVER: Emily Goliver, Economic Development Coordinator.

MICHAEL STINZIANO: Thank you. I will ask the representatives of the Auditor's office to introduce themselves.

LANE NEWCOME: Lane Newcome, TIRC Representative and Tax Incentive Team Lead.

MICHAEL STINZIANO: Thank you all. Are there any stakeholders people from the public or media that wish to announce themselves in attendance for purposes of minutes? (laugh) Thank you for being here today. We will now move to approval of the minutes. Next up is the review of last's years minutes dated August 10<sup>th</sup>, 2020. Are there any necessary corrections and/or changes? (pause) Seeing no further reviews, is there a motion to approve the minutes?

CARLIE BOOS: So moved.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It's been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for opposition and any abstentions. (pause) The minutes have passed; we will now move to the CRA review. We will review and vote on the status of each Post 94 CRA abatement report for tax year 2020. Who will be presenting these reports for us today?

NATHAN STRUM: That would be me. We'll start with Mifflin Township, CRA #1. In your packet, CP Road LLC is the project 671 Cross Pointe Road. I believe is how we have it organized. Is everybody on the same page in the book? Start, you will note a couple of the project details and history. Information has been verified by our staff, as it relates to benchmarking and jobs created and retained and payroll dollars. And there has been a net new addition of jobs into the marketplace for the City of Gahanna. Are there any concerns

with any of the particularities in the project? Otherwise, it is presented as is on the on the form.

MICHAEL STINZIANO: Thank you for the report and presentation. Are there any questions or comments? (pause) Seeing none, are there motions to accept the report?

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It's been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for opposition and any abstentions. (pause) The report is accepted. Eastgate?

NATHAN STRUM: CRA #1 Eastgate Partners LLC, you will notice, again, everyone has a report in front of you. I can certainly review a couple different items. I did want to note in the... there is an issue with some of the jobs. 27 to 28 employees in 2018 to 2019 is the pre-COVID but the City is in the position that we are letting them get up to 30 number. So, we are not talking about a substantial caveat differential from the committed jobs to where we are today. No other, no other comments from the city and we would ask that the TIRC continue the abatement.

MICHAEL STINZIANO: Thank you for the report and recommendation.

CARLIE BOOS: Just a quick question. There are no vacancies there, it is just a matter of getting to staff up.

NATHAN STRUM: Right.

CARLIE BOOS: Thank you.

MICHAEL STINZIANO: Are there any further questions? If there is no further review, I would like to seek a motion to accept the CRA report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It's been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for opposition and any abstentions. (pause) The report is accepted. Next will be CRA #1 Goldeneye Cross Pointe LLC.

NATHAN STRUM: Thank you very much! Ahm... on your forms in front of you on this project as well. This is for the Reliant Capital group in their 20,000 square foot building. Their job creation numbers have far exceeded what they originally estimated for the project and staff continues to engage them, as it relates to the ever-changing environment. As a point of reference for the TIRC members, they do loan processing as one of their principal lines of business. So as the Department of Education continues to realign some of their workflow, we're keeping a strong eye on what this opportunity looks like in the long term, but as of today, the project is in compliance with the statute.

MICHAEL STINZIANO: If there is no further review, I would like to seek a motion to accept the CRA report and find it in compliance.

CARLIE BOOS: So moved.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It's been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for opposition and any abstentions. (pause) The report is accepted. Next, we have CRA #1 Premier Holding LLC.

NATHAN STRUM: I have Suburban Steel Supply Co.

MICHAEL STINZIANO: I have Suburban Steel under CRA #1, Jefferson Township.

NATHAN STRUM: Ok, hang on a second, my report came out of order, bear with me.

LANE NEWCOME: We vote for all the Mifflin Township...

NATHAN STRUM: Oh sure, I understand. My packet was just out of order. Got it. Premier Holding LLC. The current tenant is a nationwide home healthcare project. So as a point of reference for this on this project, this was a speculative real estate development project. 50% of the building has been occupied by the Home Health Care System. We are still in the ramp up phase. If you go onto, I believe Catalyst and Co-star, the other half of the building is listed as being move-in ready, and it is prepared to be occupied by business if they're looking for office space, but you note the numbers in the bottom. We're still working through this, but it also is in the ramp-up period and talking with Premier Health and

Courtney might be a good person to talk to you on this one as well. They are still trying to maintain talent. So, this is a home healthcare related industry and so they've seen some of their nursing staffs, and other shortage shift to hospitals or other elements, but they're actually working with some of our local institutions as well to provide staffing and training to keep their numbers up. I'm welcome to answer any questions you might have.

MICHAEL STINZIANO: If there is no further review, I would like to seek a motion to accept the CRA report and find it in compliance.

KELAN CRAIG: So moved.

MICHAEL STINZIANO: I had a motion; I need a second.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It's been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for opposition and any abstentions? (pause) The report is accepted. We will move to CRA number 3, Mifflin Township. Franklin Peak LLC.

NATHAN STRUM: Perfect! Give me one moment to grab the right report. Franklin Peak LLC, CRA number 3, this is an office building that was located or is located now at... corner, near the corner of Science and Tech Center Drive in the City of Gahanna. They are on track so far for the job creation. The operations, they have a second floor fully occupied. The Event Center space has been fully occupied and is operational as well. And in fact, I am going on record in to say if you haven't been to this space, you really should it's a beautiful office building with a wonderful Event Center and a fine... fine, tasty brewery right next door.

CARLIE BOOS: What's the brewery?

NATHAN STRUM: Edison! German and English style brews and full cocktail bar. I would also like to always highlight this when we can. So, this business has also been heavily engaged in the Visit Gahanna Group. So, they've actually already started partnering with some different attraction pieces, so they're very, very engaged with the community.

MICHAEL STINZIANO: Thank you for the report and detailed recommendation. Are there any questions or comments? (pause) If there's no further review, I would like to seek motion to accept the report and find it in compliance.

CARLIE BOOS: So moved.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. Next, we will do CRA number 3, Mifflin Township. Chippewa Building LLC.

NATHAN STRUM: Bear with me one moment, there we go. The Chippewa construction, again, this is an office of bell equipment back in 2016, investment of \$1.8 million, to the best of our knowledge, everything has been in compliance. We did file a report with the State, and everything was approved into the metrics as submitted by the company.

MICHAEL STINZIANO: Thank you for the report. Are there any questions or comments? (pause) If there's no further review, I would like to seek motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. We will move to CRA number 3 Mifflin Township Gahanna Parkway LLC.

NATHAN STRUM: Wonderful. This is the EDGE project there on Gahanna Parkway. It is affiliated with the Donato's Grody, for those who do not know. They anticipate 13 new employees at the site within three years. That is actually on track, and actually exceeding. If you haven't seen some of the news, a small company called BeeHex who does 3D printed cakes and other dessert confectioneries is located in the space now as well as the R&D kitchen for Donato's Grody, and there's a couple other smaller business, incubator types styles, especially in the manufacturing space. If any members of the TIRC, especially the township, are interested in going into the space, more than happy to accommodate. I had a

chance to connect with their leadership recently and it is a phenomenal, state-of-the-art facility.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments? (pause) If there's no further review, I would like to seek motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. Next CRA number 3 Mifflin Township 870-950 Claycraft Road.

NATHAN STRUM: This is a warehouse space located on Claycraft Road, the metrics and jobs numbers are listed there. The company is on pace to maintain the abatement based upon the initial job commitments tied to the project and we would ask the TIRC to continue the abatement as submitted.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments? (pause) If there's no further review, I would like to seek motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. We will move to CRA number 1 Jefferson Township SPND Limited LLC.

NATHAN STRUM: Thank you. This is a project located there on Taylor Road Station or Taylor Station Road excuse me. The compliance period for the project, it looks like it was



fiscally ended in 2020 so this is the end of the road for this project, if I am reading this report correctly. Courtney, is that correct?

COURTNEY THRAEN: Yes.

NATHAN STRUM: Created 12 existing jobs. Everything was in compliance, and we would ask that the abatement be terminated I guess is the proper terminology or just..? Expired. Expired is the terminology I am looking for.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments? (pause) If there's no further review, I would like to seek motion to accept the report and find it in compliance and note that it is expired.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. Our final CRA number one Jefferson Township Suburban Steel Supply Company LLC. We got to it!

NATHAN STRUM: Finally! (laugh) This was a project that was slated for an expansion of the existing facility. Retain 73 jobs, create new – 2 new ones. They are actually exceeding that. They continue to have a direct hiring pipeline. We are actually engaging with them with the Central Ohio Workforce Development board as they continue to hire their operations in their facility. And what I ask is that this abatement be continued as said.

MICHAEL STINZIANO: Thank you for the report. Any questions or comments? (pause) If there's no further review, I would like to seek motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. Now we will review and vote on the on the status of each Pre 94 CRA abatement report for tax year 2020. We will start with CRA number two.

NATHAN STRUM: This is the Grote family. This is actually the headquarters to the Donato's headquarters facility. They are located at the corner of Gahanna Parkway and Taylor Station Road. You see the metrics there. This is a pre-1994 CRA. Project is on track and we believe it should be continued as submitted.

MICHAEL STINZIANO: Thank you for the report. Any questions or comments? (pause) If there's no further review, I would like to seek motion to accept the report and find it in compliance.

CARLIE BOOS: So moved.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. Next is CRA number 4.

NATHAN STRUM: Looking at these projects again pre 1994 CRA number 4. Do you want me to go through it one at a time, Mr. Auditor or going through them all as a grouping?

MICHAEL STINZIANO: All in one group.

NATHAN STRUM: Wonderful. Everyone sees that these one is for a fifteen year 100%, the other two other two are for 10 years 80%. The Walnut Creek in particular, is for the medical facility. All jobs are in compliance. We had a full inspection with photography in the office, if anybody wants to see that file. We would ask that those be completed and approved as submitted.

MICHAEL STINZIANO: Thank you for the recommendation. Any questions or comments? (pause) If there's no further review, I would like to seek motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. And our final pre-94 CRA is CRA number 5.

NATHAN STRUM: Last but certainly not least, CRA number five. This is on the West side of the city limits. One of the principal projects in this is the Mill Street investment, which is also known as Creekside Development Group. You will go through this if you want or have any questions, but everything is in compliance. Very active quite frankly and just to make sure everyone's aware of a number of different inquiries of other products that be coming back on. So, I imagine CRA number 5 will have some additional projects to be reported on for next year as well. Just on the pipeline.

MICHAEL STINZIANO: Thank you for the report. Are there any questions or comments? (pause) Seeing no further review, I would like to seek motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. We will now go to TIF reports. We will review and vote on the Gahanna TIF District Status report for tax year 2020 and acknowledge the auditor's delinquent tax parcel list included in the TIRC packet. This will be one vote. Although we will be hearing the reporting on 10 TIF Districts.

NATHAN STRUM: Gorgeous. Thank you very much. To go through this, and I can send along copies of this information, as provided and necessary. A few quick notes, Eastgate Triangle is on the East side of the city limits. The numbers are kind of low, but we are in the repayment phase for the infrastructure related to the developer in that project. Eastgate Pizzutti, we are in the payment stages of repaying the city for other infrastructure funds, road and water sewer extensions, etc. Manor Homes is a historical, exactly what it sounds like, Manor Home. This is a residential TIF from back in the day. Olde & West Gahanna:

we are looking at the various encumbrances around the Walnut and Carpenter design and construction for some roadway improvements. The Creekside TIF is exactly that is the Creekside property that TIF dollars are being generated off that property. Crescent at Central Park: this is the former buckles property that may have been identified in prior meetings. This is located on the airport side of the 270 Tech Center area. Walnut Medical has their facility and as many may have seen, there's other construction activities that are happening over on that side of the city right now as well. We're having a very modern Medical Campus going in, as we speak. Hamilton Road is exactly that. It's the Hamilton Road TIF. I believe that stretches from Havens Corner down to 270, and that's in their payment of the developer's agreement. There's an existing construction...or well, if you know where the MOD Pizza, Arby's is, that's what's repaying the TIF funds right now. Central Park is the industrial area that we talked about earlier where the Franklin Peak project's located in. There is some lightning enhancement repairs, rebuild of Blatt and the research area. For encumbrances, we'll also be exploring what that might look like, through improvements to Tech Center Drive as well as possibly stuff down in Claycraft. North Triangle, the point of the triangle, if it can give you some bearings there, that is at the corner of 62 and Hamilton. And then it kind of pie wedges up to Morse Road. That is the Triangle shape there and I'll be using some dollars for trails and other roadway improvements along Hamilton and 62. And then last but certainly not least, Johnstown Road. This is the extension just to the north of the Creekside and old Gahanna, West Gahanna areas, going from where Carpenter kind of ends at 62, going north up to where 62 meets Hamilton Road and that area and we're doing some trails and rebuilding of Laura Drive in that territory. All funds noted have been encumbered or are currently under review. All TIFs are in compliance. And I wanted to apologize on behalf of Joann Bury. Joann Bury, our finance director, meant to be here today to answer any questions you might have about this, but unfortunately, she had a conflict come up and was unable to attend today's meeting. So I am going do my best to answer any questions you might have.

MICHAEL STINZIANO: Thank you for the report. Are there any questions or comments?

CARLIE BOOS: Just a quick one on the Creekside. That revenue is as projected?

NATHAN STRUM: Some of it is. Some are actually capturing the minimum payment from the developer itself currently holds the property.

CARLIE BOOS: Thank you.

MICHAEL STINZIANO: Any additional questions or comments? If there's no further review, I would like to seek motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The reports are accepted. One housekeeping: as many in the room likely know, when a local government seeks to create a new TIF or enterprise zone they file a DTE 24 application with the Auditor's office for review and then with the Department of Tax. As auditor I am asked on this form if I am neutral toward the project or have a recommendation that the Department of Tax should grant or deny the application. Beginning in 2021, all entities that issue TIFs or enterprise zones were given notice that I will begin to recommend applications be denied if a local government shows a pattern of failing in proper administration of existing projects or if they do not timely supply the information required for the TIRC at least two weeks prior to the hearing. I am happy to announce, not an issue with Gahanna. You guys met both of these standards and so will, unless there is a problem with a particular project, continue to receive a neutral recommendation on new DTE 24 filings. Is there any other business before today's TIRC?

NATHAN STRUM: If I may, I just want to thank you and the rest of the members of the TIRC. As many of you know, our staff is seeing tremendous changes in the last 90 days. Actually, this is my 94<sup>th</sup> day for me in my office. Emily joined us after the first 28, and I believe Courtney, this is the ending your first month or so...?

COURTNEY: Yeah.

NATHAN STRUM: And Courtney came the farthest for us. So, she traveled from the Boston area to join our team. And so, we are thrilled to be here. Looking forward to continued partnerships with all our partners here at the township level and local municipalities. So, but thank you for your time today and glad to hear that we got... we are okay for at least another year. (laugh)

MICHAEL STINZIANO: And many years to come. If there is no other business for the TIRC, we are adjourned.

The proceedings were concluded at 1:42 p.m.

I do hereby certify that the foregoing is a true, correct, and complete written transcript of the proceedings in this matter, taken by me on 23<sup>rd</sup> day of August 2021, and transcribed from Franklin County Economic and Development digital voice recorder.

Julissa M. Barreto Tiruchelvam

Franklin County Economic Development and Planning Administrative Assistant II