



2021 Franklin County Tax Incentive Review Council Annual Meeting

373 South High Street, Columbus, Ohio 43215

First Floor, Meeting Room #1124 B

Monday, August 23, 2021

1:20 pm

AGENDA

1. Call to Order
2. Introductions
3. Review and Approval of August 10, 2020 Meeting Minutes
4. Review of Post-94 CRAs (CRA #1 and #3)

Mifflin Twp

CRA #1

- a. CP Road LLC
- b. Eastgate Partners LLC
- c. Goldeneye Cross Pointe LLC
- d. Suburban Steel Supply Co. LLC

CRA #3

- a. Franklin Peak LLC
- b. Chippewa Building LLC
- c. Gahanna Parkway LLC
- d. Exeter 870 Claycraft LP

Jefferson Twp

CRA #1

- a. SPND LTD
- b. Premier Holding Group LLC

5. Review of Pre-94 CRAs
 - a. CRA #2
 - b. CRA #4
 - c. CRA #5

6. Review of 2020 Tax Increment Financing (TIF) Status
7. Other Business
8. Adjourn

**GAHANNA
TAX INCENTIVE REVIEW COUNCIL (TIRC)**

Name	Phone#	E-mail	Appointed by	Term Ends
Michael Stinziano	(614) 525-4663	mstinziano@franklincountyohio.gov	County Auditor	
Carlie Boos	(330) 697-6429	carlie@ahaco.org	Franklin County Commissioners	12/31/2023
Kelan Craig	(614) 466-7587	kcraig@ohiohome.org	Franklin County Commissioners	12/31/2023
Julie Orr	(614) 645-3799	Julie.orr@ccdcorp.org	Franklin County Commissioners	12/31/2023
Betty Collins	(614) 384-8414	bcollins@bradyware.com	Mayor/Council	12/31/2021
Scott Davis	(614) 264-6317	sdavis@msconsultants.com	Mayor/Council	12/31/2023
Richard Angelou	(614) 471-4494	angelour@mifflin-oh.gov	Mifflin Township	
Nancy White	(614) 471-4494	whiten@mifflin-oh.gov	Mifflin Township	
Claire Yoder	(614) 855-7381	cnyder@jeffersontownship.org	Jefferson Township	
Mike Anderson	(614) 855-4265	manderson@jeffersontownship.org	Jefferson Township	
Steve Barrett	(614) 478-5533	barretts@ajps.org	Gahanna-Jefferson Public Schools	
Dr. Kimberly Pietsch Miller	(614) 836-4530	kpmiller@efcts.us	Eastland Fairfield Career & Technical Schools	
Dawn Lemley	(614) 836-4532	dlemley@efcts.us	Eastland Fairfield Career & Technical Schools	

Additional attendees/designees:

- Laurie Jadwin, Mayor
- Nathan Strum, Director of Economic Development
- Joann Bury, Director of Finance
- Rick Duff, Mifflin Township Fiscal Officer, (614) 471-4494 duffr@mifflin-oh.gov
- Chief Fred Kauser, Mifflin Township Fire Department, (614) 471-0542, kauserf@mifflin-oh.gov (Mifflin Twp. alternate representative)
- Mike Verlingo, Gahanna-Jefferson Public Schools, (614) 479-1312, verlingom@ajps.org (Gahanna-Jefferson designee)
- Christine Boucher, Eastland-Fairfield Career & Technical Schools, (614) 836-4530 ext. 1518, cboucher@efcts.us (EFCCTS designee)
- Franklin County Auditor's Office
 - Lane Newcome, Tax Incentive Team Lead/TIRC Rep, (614) 525-3226, lane.newcomb@franklincountyohio.gov

Abatement Form

Name of TIRC Gahanna
Company Name CP Road LLC

CRA Name Gahanna CRA #1
First Year 2019 **Last Year** 2025
Total Appraised Value \$3,140,500
Annual Tax Paid \$69,646.36
Delinquent Tax \$0

Building Description/Use Warehouse/Office
Tenants Controlled Products Systems Group, Creative Graphics, Pitabilities, and Valley Mechanical Services

Date of TIRC August 23, 2021
Community Reinvestment Area Type New Construction
Percent Abated 75%
Number of Years 7
Total Value Abated \$1,018,500
Foregone Tax \$33,428.78
Do you believe this abatement is in compliance? In Compliance
Parcel Numbers 025-013186
Vacancies

Project Details/History

The site chosen for the project by CP Road was 50% tax abated, set to expire in 2018. Gahanna offered to exempt 75% of tax for 7 years on the property.

Additional Information



Agreement Benchmarks

Real Estate Only Investment \$993,394
Investment Completion Date 9/30/2018
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 20
New Yearly Payroll Created \$900,000
Jobs/Payroll Created By 9/30/2021

Other Agreement Benchmarks
Notes

As Verified

Real Estate Only Invested \$993,394
Date Investment Completed September 1, 2018
Actual Retained Jobs 0
Payroll Dollars Retained 0
New Jobs Created 25
New Payroll Dollars Created \$1,125,000
Community Involvement

The CRA has resulted in more jobs than initially anticipated.

Additional Information

Abatement Form

Name of TIRC Gahanna
Company Name Eastgate Partners LLC

CRA Name Gahanna CRA #1
First Year 2015 **Last Year** 2020
Total Appraised Value \$2,760,100
Annual Tax Paid \$32,641.04
Delinquent Tax \$0

Building Description/Use 80,000 Sq. Ft. office/Warehouse
Tenants In project history below

Project Details/History

Construct 80,000 sf office / warehouse building on 6.4 acres at 1801-1831 Deffenbaugh Court. Total investment of \$2,925,000. Construction completed January 1, 2015. Created 30 new jobs in 48 months, resulting in \$780,000 total payroll for four tenants.
Tenants Consumer Crusaders - 2 FT jobs
CORT Business Services - 13 FT jobs
HF Group - 3 FT jobs, 2 PT jobs
Mainfreight, Inc. - 5 FT jobs
2020 Total = 23 FT jobs, 2 PT jobs
2019 Total = 27 FT jobs, 1 PT job
2018 Total = 27 FT jobs, 2 PT jobs
Notes wavering between 27 and 28 employees in 2018 and 2019 (pre-COVID), but otherwise appears in compliance.

Agreement Benchmarks

Real Estate Only Investment \$2,925,000
Investment Completion Date 1/1/2015
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 30
New Yearly Payroll Created \$750,000
Jobs/Payroll Created By 12/31/2019

Other Agreement Benchmarks
Notes

Contact completed December 31, 2020. Hiring goal of 30 was just short, (continued in **Project History**)

Additional Information

Date of TIRC August 23, 2021
Community Reinvestment Area Type New Construction
Percent Abated 75%
Number of Years 6
Total Value Abated \$1,765,600
Foregone Tax \$57,948.94
Do you believe this abatement is in compliance?
Other (please explain in the notes)
Parcel Numbers 025-013692

Vacancies

Additional Information



As Verified

Real Estate Only Invested \$2,925,000
Date Investment Completed January 1, 2015
Actual Retained Jobs 0
Payroll Dollars Retained \$0
New Jobs Created 27
New Payroll Dollars Created \$750,000
Community Involvement

Abatement Form

Name of TIRC Gahanna

Company Name Goldeneye Cross Pointe LLC
(Previously 670 Gahanna Investments LLC)

CRA Name Gahanna CRA #1

First Year 2017 **Last Year** 2031

Total Appraised Value \$2,310,000

Annual Tax Paid \$14,080.26

Delinquent Tax \$0

Building Description/Use 20,000 Sq. Ft. Office Building

Tenants Reliant Capital

Date of TIRC August 23, 2021

Community Reinvestment Area Type New
Construction

Percent Abated 100%

Number of Years 15

Total Value Abated \$1,881,000

Foregone Tax \$61,736.50

Do you believe this abatement is in compliance? In
Compliance

Parcel Numbers 025-012942

Vacancies

Project Details/History

Reliant Capital was looking to expand their office space due to new customer contracts. Was considering Gahanna, Reynoldsburg and Whitehall. Proposed new construction of a 20,000 SF office

Additional Information



Agreement Benchmarks

Real Estate Only Investment \$2,110,000

Investment Completion Date 10/30/2017

Number of Retained Jobs 93

Payroll Retained \$4,381,786

Number of New Jobs Created 100

New Yearly Payroll Created \$4,195,000

Jobs/Payroll Created By 12/31/2020

Other Agreement Benchmarks 25% income tax bate for 5 years on new jobs

Notes

Reliant Capital has exceeded their job growth targets.

As Verified

Real Estate Only Invested \$2,110,000

Date Investment Completed

Actual Retained Jobs 93

Payroll Dollars Retained \$4,381,786

New Jobs Created 221

New Payroll Dollars Created \$10,920,312

Community Involvement

Additional Information

Abatement Form

Name of TIRC Gahanna
Company Name Suburban Steel Supply Co. LLC
CRA Name Gahanna CRA #1
First Year 2020 Last Year 2031
Total Appraised Value \$3,647,700
Annual Tax Paid \$113,233.72
Delinquent Tax \$0

Building Description/Use Warehouse
Tenants Suburban Steel LLC

Project Details/History

Suburban steel constructed a 5,302 SF facility to retain 73 jobs and create 2 new full-time jobs in Gahanna.

Date of TIRC
Community Reinvestment Area Type Remodel Only
Percent Abated 100%
Number of Years 12
Total Value Abated \$197,700
Foregone Tax \$6,489.19
Do you believe this abatement is in compliance? In Compliance
Parcel Numbers 025-013006
Vacancies

Additional Information



Agreement Benchmarks

Real Estate Only Investment \$388,000
Investment Completion Date 12/1/2019
Number of Retained Jobs 73
Payroll Retained \$3,200,000
Number of New Jobs Created 2
New Yearly Payroll Created \$90,000
Jobs/Payroll Created By 6/1/2021
Other Agreement Benchmarks N/A
Notes

As Verified

Real Estate Only Invested \$388,000
Date Investment Completed December 1, 2019
Actual Retained Jobs 73
Payroll Dollars Retained \$3,200,000
New Jobs Created 9
New Payroll Dollars Created \$405,000
Community Involvement

Suburban Steel has exceeded it's required hiring numbers since expanding it's warehouse operations in 2019.

Additional Information

Abatement Form

Name of TIRC Gahanna
Company Name Franklin Peak LLC

Date of TIRC August 23, 2021
Community Reinvestment Area Type New Construction

CRA Name Gahanna CRA #3
First Year 2019 **Last Year** 2033
Total Appraised Value \$6,188,900
Annual Tax Paid \$7,384.74

Percent Abated 100%
Number of Years 15
Total Value Abated \$5,963,900
Foregone Tax \$195,742.23

Delinquent Tax \$0
Building Description/Use 50,000 Sq. office building & Brewery

Do you believe this abatement is in compliance? Yes
Parcel Numbers 025-006469

Tenants Franklin Peak, SPIDA, Advanced Civil Design, TRC

Vacancies

Project Details/History

Additional Information

A real estate purchase agreement was made between Franklin Peak and the Gahanna CIC for the sale of 4.393 acres. Construction was completed in 2020.

Notes:

Company has a 5 year period to complete the projected job creation. They are largely on track with 26/27 jobs created thus far.



Agreement Benchmarks

Real Estate Only Investment \$6,000,000
Investment Completion Date 1/1/2020
Number of Retained Jobs 131
Payroll Retained \$9,384,971
Number of New Jobs Created 27
New Yearly Payroll Created \$0
Jobs/Payroll Created By 1/1/2023

As Verified

Real Estate Only Invested \$12,000,000
Date Investment Completed June 1, 2020
Actual Retained Jobs 131
Payroll Dollars Retained \$9,384,971
New Jobs Created 26
New Payroll Dollars Created \$0
Community Involvement Collaboration with local distilleries and breweries

Other Agreement Benchmarks

Notes

See Above In Project Details

Additional Information

Abatement Form

Name of TIRC Gahanna
Company Name Chippewa Building LLC

CRA Name Gahanna CRA #3
First Year 2018 **Last Year** 2027
Total Appraised Value \$1,610,000
Annual Tax Paid \$32,122.48
Delinquent Tax \$0

Building Description/Use Environmental Equipment Facility
Tenants Bell Equipment Company

Project Details/History

Construction of a new building (12,000 sf ft on 2.95 acres of vacant land) for the Ohio Office of Bell Equipment Co. in 2016. Investment of \$1,800,000. Assets and employees transferred from 850 Science Blvd Gahanna, OH to 1045 Taylor Road.

Date of TIRC August 23, 2021
Community Reinvestment Area Type New Construction
Percent Abated 50%
Number of Years 10
Total Value Abated \$631,300
Foregone Tax \$20,720.42
Do you believe this abatement is in compliance? In Compliance
Parcel Numbers 025-013633
Vacancies None

Additional Information



Agreement Benchmarks

Real Estate Only Investment \$1,800,000
Investment Completion Date 7/31/2017
Number of Retained Jobs 8
Payroll Retained \$675,000
Number of New Jobs Created 0
New Yearly Payroll Created \$0
Jobs/Payroll Created By

Other Agreement Benchmarks
Notes

Additional Information

As Verified

Real Estate Only Invested \$1,800,000
Date Investment Completed July 1, 2017
Actual Retained Jobs 8
Payroll Dollars Retained \$675,000
New Jobs Created 6
New Payroll Dollars Created \$500,000
Community Involvement

Abatement Form

Name of TIRC Gahanna
Company Name Gahanna Pkwy LLC

CRA Name Gahanna CRA #3
First Year 2019 **Last Year** 2030
Total Appraised Value \$1,610,000
Annual Tax Paid \$19,095.32
Delinquent Tax \$0

Building Description/Use Office/Entrepreneurial Center
Tenants Edge Innovation Hub

Project Details/History

Remodel, construction and equipping of facility at 1140 Gahanna Parkway into the EDGE Innovation Hub to promote entrepreneurship

NOTES

The company estimated 13 new employees at the site within 3 years. They are on track to reach this target.

Date of TIRC August 23, 2021
Community Reinvestment Area Type New Construction
Percent Abated 100%
Number of Years 12
Total Value Abated \$1,028,200
Foregone Tax \$33,746.66
Do you believe this abatement is in compliance? In Compliance
Parcel Numbers 025-007810

Vacancies

Additional Information



Agreement Benchmarks

Real Estate Only Investment \$1,500,000
Investment Completion Date 4/30/2019
Number of Retained Jobs 11
Payroll Retained \$
Number of New Jobs Created 13
New Yearly Payroll Created \$650,000
Jobs/Payroll Created By 4/30/2022

Other Agreement Benchmarks N/A
Notes

Additional Information

As Verified

Real Estate Only Invested \$1,500,000
Date Investment Completed April 30, 2019
Actual Retained Jobs 11
Payroll Dollars Retained
New Jobs Created 9
New Payroll Dollars Created \$0
Community Involvement The Donatos/Grote Family Enterprise is a valued member of the community

Abatement Form

Name of TIRC Gahanna
Company Name 870-950 Claycraft Road (Previously Trevi Enterprises LLC)
CRA Name Gahanna CRA #3
First Year 2020 Last Year 2029
Total Appraised Value \$12,004,800
Annual Tax Paid \$141,998.14
Delinquent Tax \$0

Date of TIRC August 23, 2021
Community Reinvestment Area Type New Construction
Percent Abated 75%
Number of Years 10
Total Value Abated \$7,678,400
Foregone Tax \$252,013.54
Do you believe this abatement is in compliance? In Compliance
Parcel Numbers 025-013638, 025-013639

Building Description/Use Warehouse/Industrial Facility
Tenants In project history below

Vacancies

Project Details/History

Additional Information

Construct 262,500 sq ft warehouse/industrial facility at 870 Claycraft Road on 16.93 acres. Trevi additional investment of \$15,000,000. Project substantially complete by August 2019 and will install fiber optic conduit to access GahannaNet.

Tenants Schenker Inc. (20 employees reported in 2020) 870 Claycraft Rd. Benchmark Industrial Supply (35 employees reported in 2020) 950/930 Claycraft Rd.



Agreement Benchmarks

Real Estate Only Investment \$15,000,000
Investment Completion Date 8/1/2019
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 40
New Yearly Payroll Created \$1,250,000
Jobs/Payroll Created By 8/1/2022

As Verified

Real Estate Only Invested \$15,000,000
Date Investment Completed August 1, 2019
Actual Retained Jobs 0
Payroll Dollars Retained \$0
New Jobs Created 55
New Payroll Dollars Created \$3,115,630
Community Involvement

Other Agreement Benchmarks
Notes

Additional Information

Abatement Form

Name of TIRC Gahanna
Company Name SPND LTD

CRA Name Gahanna CRA #1
First Year 2006 **Last Year** 2020
Total Appraised Value \$912,500
Annual Tax Paid \$12,706.26
Delinquent Tax \$0

Building Description/Use 6,129 Sq. Ft. Medical Office Bldg.
Tenants Diseases of the Ears, Nose, and Throat, Etc.

Project Details/History

Build 6,129 sf medical office at 600 Taylor Road Station to create 12 new jobs (amended) and add \$180,000 to existing payroll.

NOTES:

Contract ended with 12/31/2020 fiscal year end reporting. See original and modified agreements. Amended contract shows to create 12 new jobs; 0 jobs and \$0 payroll at site prior to project in 2005. Jobs created wavers between 10 and 11 (2018 to 2019).

Agreement Benchmarks

Real Estate Only Investment \$1,355,000
Investment Completion Date 8/30/2005
Number of Retained Jobs 0
Payroll Retained \$0
Number of New Jobs Created 12
New Yearly Payroll Created \$no requirement per amended contract
Jobs/Payroll Created By 12/31/2020

Other Agreement Benchmarks

Notes

Please see Project Details for notes

Additional Information

Date of TIRC August 23, 2021
Community Reinvestment Area Type New Construction
Percent Abated 75%
Number of Years 15
Total Value Abated \$513,700
Foregone Tax \$16,367.57
Do you believe this abatement is in compliance? In Compliance
Parcel Numbers 027-000007

Vacancies

Additional Information



As Verified

Real Estate Only Invested \$1,355,000
Date Investment Completed August 1, 2005
Actual Retained Jobs 0
Payroll Dollars Retained \$0
New Jobs Created 11
New Payroll Dollars Created \$1,500,000

Community Involvement

Abatement Form

Name of TIRC Gahanna
Company Name Premier Holding Group LLC

CRA Name Gahanna CRA #1
First Year 2020 **Last Year** 2034
Total Appraised Value \$813,100
Annual Tax Paid \$12,569.72
Delinquent Tax \$0

Building Description/Use Office Building
Tenants In project history below

Project Details/History

Construct 6,300 sf of office space on 1.03 acres at 610 Taylor Station Road. Invest \$901,674 done by October 2019; will install fiber optic conduit from Taylor Station Road to project site. Relocate 165 FTE; create 12 new FTE. Average salary \$37,457.

Tenants Nationwide Home Healthcare
Premier Home Care

Date of TIRC August 23, 2021
Community Reinvestment Area Type New Construction
Percent Abated 75%
Number of Years 15
Total Value Abated \$418,600
Foregone Tax \$13,337.11
Do you believe this abatement is in compliance?
Other (please explain in the notes)
Parcel Numbers 027-000143
Vacancies

Additional Information



Agreement Benchmarks

Real Estate Only Investment \$772,538
Investment Completion Date 10/1/2019
Number of Retained Jobs 165
Payroll Retained \$2,784,375
Number of New Jobs Created 12
New Yearly Payroll Created \$449,484
Jobs/Payroll Created By 10/1/2022

Other Agreement Benchmarks Average salary of 12 new jobs is \$37,457. Install fiber optic conduit on Taylor Station Road to project site.

Notes

Business ramping up to meeting workforce and payroll benchmarks in light of 2020 pandemic. 2020 report was 25 FTE and 110 PT. Retained payroll is \$2,000,000 with no new payroll.

As Verified

Real Estate Only Invested \$934,538
Date Investment Completed October 1, 2019
Actual Retained Jobs 25
Payroll Dollars Retained \$2,000,000
New Jobs Created 0
New Payroll Dollars Created \$0
Community Involvement

Additional Information

TAX YEAR 2020 STATUS REPORT FOR:

COMMISSIONERS - GAHANNA (CRA # 5)

PARCEL NUMBER	CURRENT OWNERS NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	ESTIMATED # OF EMPLOYEES	EFFECTIVE YEARS	BUILDING STATUS	DATE OF INSPECTION
025-000097-00	MILL ST INVESTMENT CO LLC	12 YEARS / 100%	\$ 861,600.00	\$ 373,900.00	\$ 12,272.27	Current	21	2012-2023	Completed	7/30/2021
025-003867-00	STYGLER VILLAGE SENIOR HOUSING LIMITED PARTNERSHIP	12 YEARS / 100%	\$ 1,936,200.00	\$ -	\$ -	Current	5	2019 - 2030	Completed	7/30/2021
025-004250-00	LEATHERBUCK LLC	12 YEARS / 100%	\$ 1,890,000.00	\$ 196,300.00	\$ 6,443.24	Current	10	2011 - 2022	Completed	7/30/2021
025-007434-00	LINCOLN CIRCLE PARTNERS	15 YEARS / 100%	\$ 605,000.00	\$ 503,400.00	\$ 16,522.14	Current	15	2011 -2025	Completed	7/30/2021
			\$ 5,292,800.00	\$ 1,073,600.00	\$ 35,237.65					

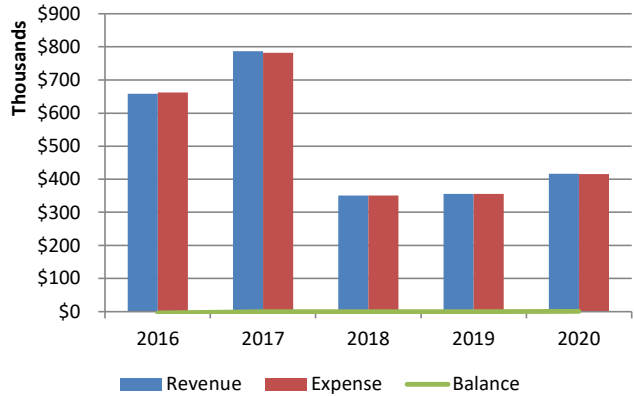
Tax Increment Financing Districts - Gahanna

Eastgate Triangle

Date of Ordinance No.990427	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
9/20/1999	\$ 2,000,000	Complete	N/A	N/A	2030

Repayment to developer

2020 Actual	Actual YTD
Starting Cash Balance	\$ 1
Revenue	\$ 416,212
Expenses	\$ (415,423)
Encumbrances	\$ -
Balance	\$ 790

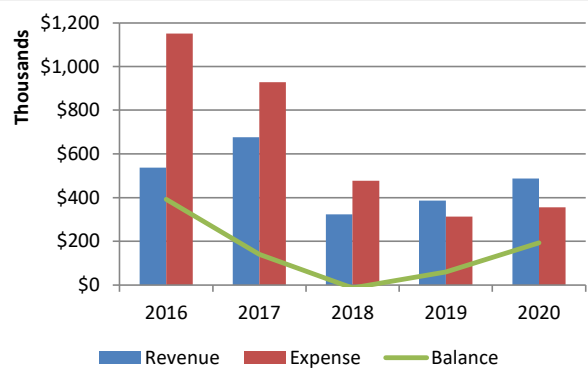


Eastgate Pizzutti

Date of Ordinance No.990164	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
8/16/1999	N/A	N/A	\$ 2,900,000	Complete	2030

Repaying other City Funds

2020 Actual	Actual YTD
Starting Cash Balance	\$ 59,631
Revenue	\$ 487,401
Expenses	\$ (354,455)
Encumbrances	\$ -
Balance	\$ 192,577

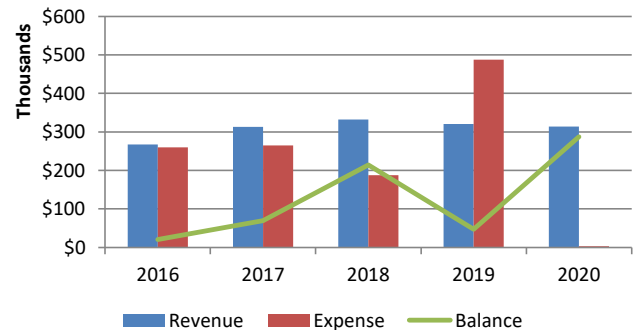


Manor Homes

Date of Ordinance ORD-0267-2005	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/27/2005	\$ 1,071,977	Complete	\$ 828,023	Complete	2036

Debt service transfer park improvements

2020 Actual	Actual YTD
Starting Cash Balance	\$ 47,027
Revenue	\$ 313,756
Expenses	\$ (3,227)
Encumbrances	\$ (70,000)
Balance	\$ 287,556



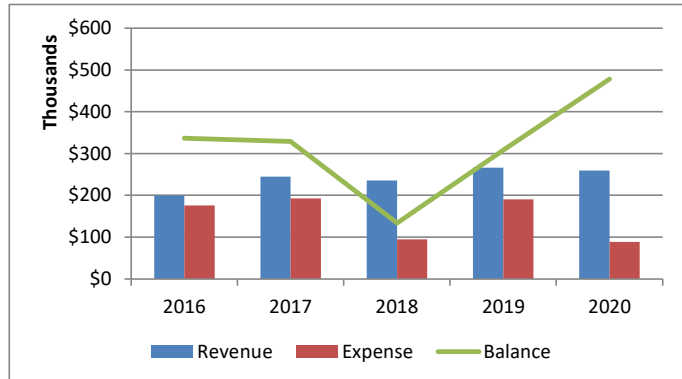
Tax Increment Financing Districts - Gahanna

Olde & West Gahanna

Date of Ordinance ORD-0214-2005	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/27/2005	N/A	N/A	\$ 104,286	Complete	2036

Township, walnut design. Encumbrance is for Walnut and Carpenter design/construction

2020 Actual	Actual YTD
Starting Cash Balance	\$ 605,266
Revenue	\$ 259,052
Expenses	\$ (89,054)
Encumbrances	\$ (297,129)
Balance	\$ 478,134

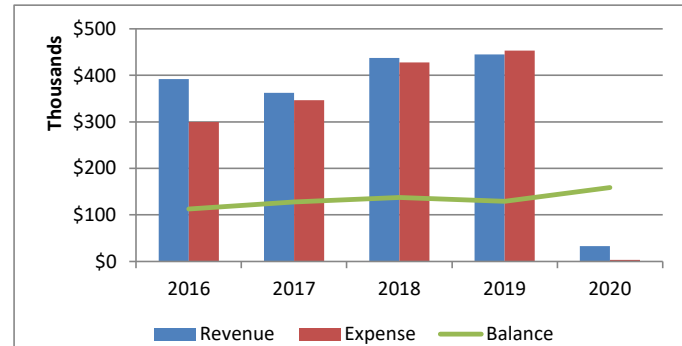


Creekside

Date of Ordinance ORD-0231-2006	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/4/2006	N/A	N/A	\$ 10,700,000	Complete	2037

Debt service transfers

2019 Actual	Actual YTD
Starting Cash Balance	\$ 128,957
Revenue	\$ 32,857
Expenses	\$ (3,128)
Encumbrances	\$ -
Balance	\$ 158,686

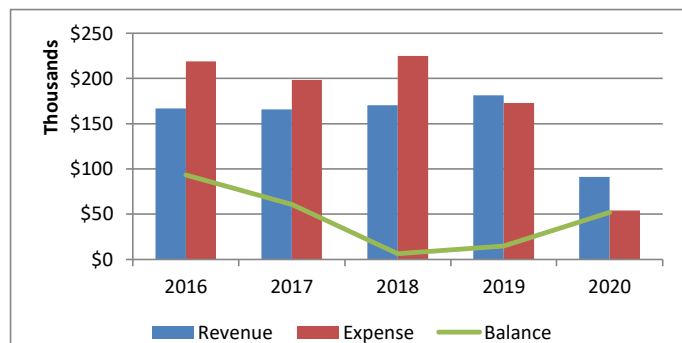


Crescent at Central Park (Formerly Buckles)

Date of Ordinance ORD-0149-2011	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
8/1/2011	\$ -	\$ -	\$ 638,000	Complete	2041

School compensation and repaying city funds

2020 Actual	Actual YTD
Starting Cash Balance	\$ 14,676
Revenue	\$ 91,193
Expenses	\$ (54,009)
Encumbrances	\$ -
Balance	\$ 51,860



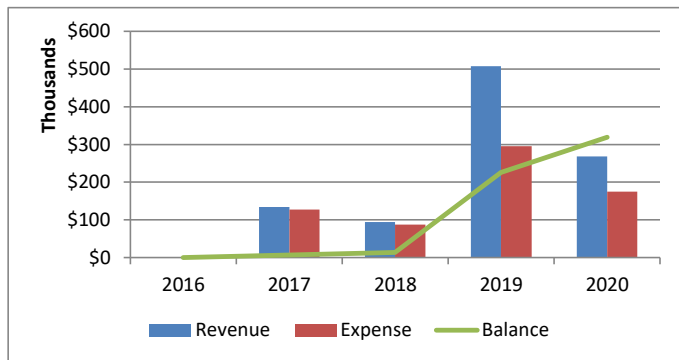
Tax Increment Financing Districts - Gahanna

Hamilton Road

Date of Ordinance ORD-0027-2013	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
2/4/2013	\$ 750,000	Complete	\$ -	-	Varying

Developer repayment

2020 Actual	Actual YTD
Starting Cash Balance	\$ 226,147
Revenue	\$ 267,969
Expenses	\$ (175,070)
Encumbrances	\$ -
Balance	\$ 319,045

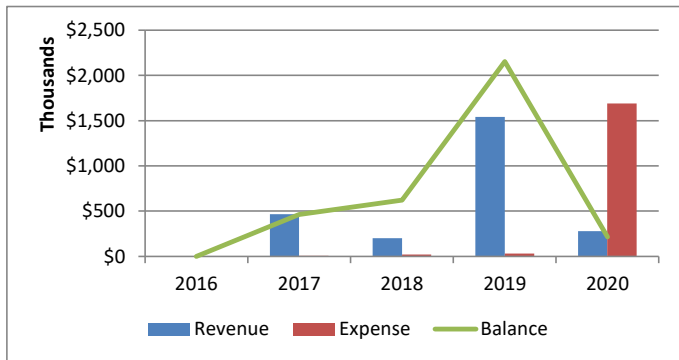


Central Park

Date of Ordinance ORD-0141-2013	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/16/2013	\$ -	?	\$ -	?	2043

Lighting enhancements/repair. Rebuild Blatt & Research

2020 Actual	Actual YTD
Starting Cash Balance	\$ 2,151,797
Revenue	\$ 278,836
Expenses	\$ (1,690,111)
Encumbrances	\$ (525,025)
Balance	\$ 215,497

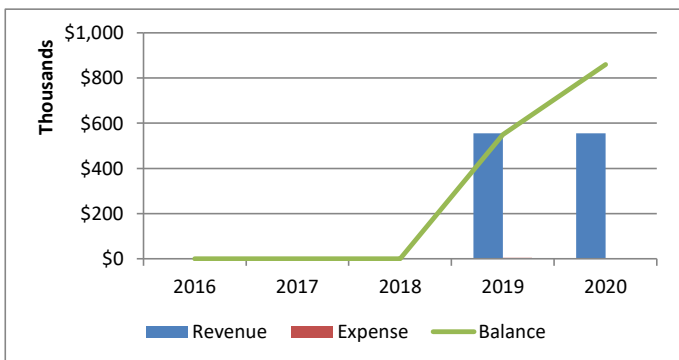


North Triangle

Date of Ordinance ORD-0069-2014	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
5/5/2014	\$ -	?	\$ -	?	Varying

Trails

2020 Actual	Actual YTD
Starting Cash Balance	\$ 550,514.21
Revenue	\$ 371,765.00
Expenses	\$ (3,933.94)
Encumbrances	\$ (59,348.00)
Balance	\$ 858,997.27



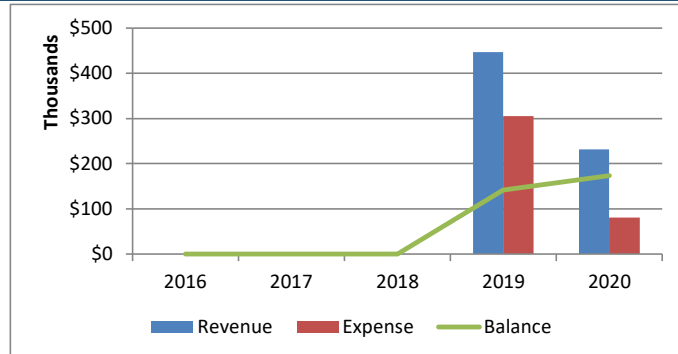
Tax Increment Financing Districts - Gahanna

Johnstown Road

Date of Ordinance ORD-0102-2015	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/7/2015	\$ -	?	\$ -	?	Varying

Trails. Rebuild Laura Dr

2020 Actual	Actual YTD
Starting Cash Balance	\$ 141,774.28
Revenue	\$ 232,055.02
Expenses	\$ (80,913.80)
Encumbrances	\$ (119,527.00)
Balance	\$ 173,388.50



TIF Form

Municipality Gahanna

TIF Name BUCKLES TRACT TIF

TIF Ordinance 149-2011

TIF Type

First Year 2013 **Last Year** 2042

Levy Sharing N

School or Non-School TIF S

JVSD EASTLAND JVSD

TIRC Date 8.23.20221

Percent of TIF 100

TIF Ordinance Date

TIF ORC Code 5709.40 (B)

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Buckles Tract TIF (referenced internally as Crescent at Central Park) was established to support a growing medical office campus. Central Ohio Urology located on the campus with new operators to the south of the tract.

Fund Balance \$51,860

Funds Received this Year \$9,192.74

Encumbered Amount \$0

Expenditures \$1,009,234.03

Balance Owed \$0

Funds Received Total \$1,061,093.84

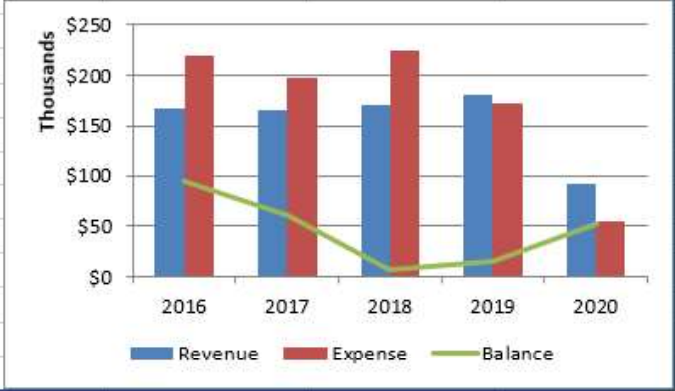
Total Cost of Finished Infrastructure \$1,009,234.03

Expenditure Details

Expenditures included the development of the access road and related infrastructure to serve the site.

Crescent at Central Park (Formerly Buckles)

Date of Ordinance ORD-0149-2011	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
8/1/2011	\$ -	\$ -	\$ 638,000	Complete	2041
School compensation and repaying city funds					
2020 Actual	Actual YTD				
Starting Cash Balance	\$	14,676			
Revenue	\$	91,193			
Expenses	\$	(54,009)			
Encumbrances	\$	-			
Balance	\$	51,860			



TIF Form

Municipality Gahanna
TIF Name CENTRAL PARK TIF
TIF Ordinance 141-2013
TIF Type
First Year 2014 **Last Year** 2043
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 8.23.2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40 (B)
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD
Project History

Redevelopment of a former land-fill/brownfield site. TIF supports infrastructure through property and creating economic opportunity through the property.

Fund Balance \$215,497.05
Funds Received this Year \$278,835.68
Encumbered Amount \$525,024.76
Expenditures \$1,690,110.7

Balance Owed \$525,024.76
Funds Received Total \$2,488,046.63
Total Cost of Finished Infrastructure \$1,747,524.82
Expenditure Details

Includes infrastructure improvements along southern border of TIF district

Central Park

Date of Ordinance ORD-0141-2013	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/16/2013	\$ -	?	\$ -	?	2043
Lighting enhancements/repair. Rebuild Blatt & Research					
2020 Actual		Actual YTD			
Starting Cash Balance	\$	2,151,797			
Revenue	\$	278,836			
Expenses	\$	(1,690,111)			
Encumbrances	\$	(525,025)			
Balance	\$	215,497			



TIF Form

Municipality Gahanna
TIF Name CREEKSIDE TIF
TIF Ordinance 0231-2006
TIF Type
First Year 2007 **Last Year** 2036
Levy Sharing Y
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 8.23.2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40 (C)
Number of years total 30
Revenue Sharing Y
School District GAHANNA JEFFERSON CSD
Project History

TIF District developed to support infrastructure needs around the multi-tract Creekside project along Mill Street in the City of Gahanna.

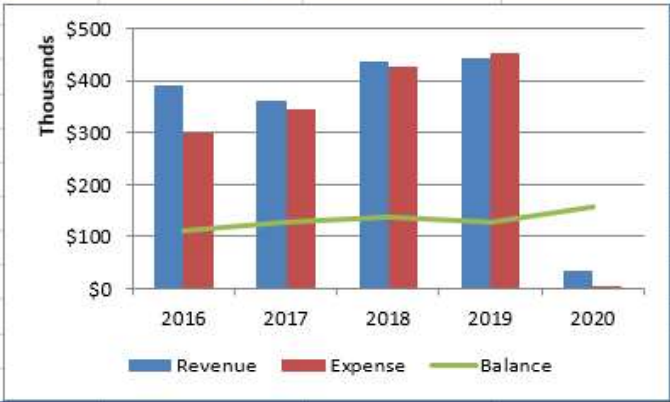
Fund Balance \$158,685.94
Funds Received this Year \$32,856.76
Encumbered Amount \$0
Expenditures \$3,127.58

Balance Owed \$0
Funds Received Total \$3,670,487.13
Total Cost of Finished Infrastructure \$3,511,801.19
Expenditure Details

Expenditures include various beautification efforts, site and infrastructure improvements, and various maintenance related activities in the district

Creekside

Date of Ordinance ORD-0231-2006	TIF Funds Reimbursements				Expiration Date												
	Private Investments		Public Investments														
	Value	Status	Value	Status													
12/4/2006	N/A	N/A	\$ 10,700,000	Complete	2037												
Debt service transfers																	
<table border="1"> <thead> <tr> <th>2019 Actual</th> <th>Actual YTD</th> </tr> </thead> <tbody> <tr> <td>Starting Cash Balance</td> <td>\$ 128,957</td> </tr> <tr> <td>Revenue</td> <td>\$ 32,857</td> </tr> <tr> <td>Expenses</td> <td>\$ (3,128)</td> </tr> <tr> <td>Encumbrances</td> <td>\$ -</td> </tr> <tr> <td>Balance</td> <td>\$ 158,686</td> </tr> </tbody> </table>						2019 Actual	Actual YTD	Starting Cash Balance	\$ 128,957	Revenue	\$ 32,857	Expenses	\$ (3,128)	Encumbrances	\$ -	Balance	\$ 158,686
2019 Actual	Actual YTD																
Starting Cash Balance	\$ 128,957																
Revenue	\$ 32,857																
Expenses	\$ (3,128)																
Encumbrances	\$ -																
Balance	\$ 158,686																



TIF Form

Municipality Gahanna
TIF Name EASTGATE INDUSTRIAL TIF
TIF Ordinance 1999-0164
TIF Type
First Year 2001 **Last Year** 2030
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 8.23.2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD
Project History

TIF to support the industrial park within the Eastgate area of the City of Gahanna.

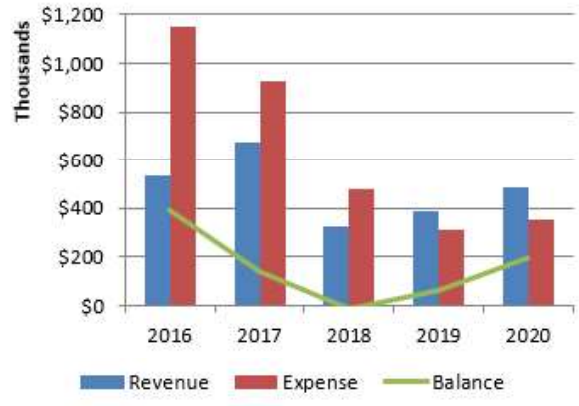
Fund Balance \$192,576.86
Funds Received this Year \$313,756.13
Encumbered Amount \$70,000
Expenditures \$8,438,465.79

Balance Owed \$0
Funds Received Total \$8,631,042.65
Total Cost of Finished Infrastructure \$8,438,465.79
Expenditure Details

Work has included roadway improvements, public utility extensions/improvements, and other approved uses.

Eastgate Pizzutti

Date of Ordinance No.990164	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
8/16/1999	N/A	N/A	\$ 2,900,000	Complete	2030
Repaying other City Funds					
2020 Actual		Actual YTD			
Starting Cash Balance	\$	59,631			
Revenue	\$	487,401			
Expenses	\$	(354,455)			
Encumbrances	\$	-			
Balance	\$	192,577			



TIF Form

Municipality Gahanna
TIF Name EASTGATE TRIANGLE TIF
TIF Ordinance 1999-0164
TIF Type
First Year 2001 **Last Year** 2030
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 8.23.2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD
Project History

Focused on the industrial growth for the city, the Eastgate Triangle TIF along Blatt and Eastgate Parkway in the city's eastern area.

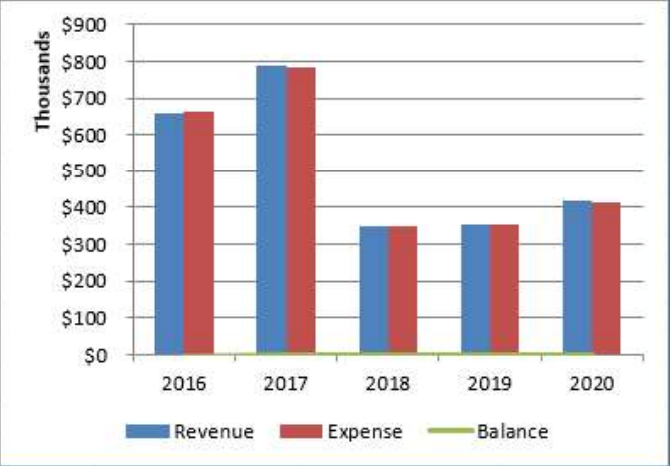
Fund Balance \$790.46
Funds Received this Year \$416,212.4
Encumbered Amount \$0
Expenditures \$4,733,879.95

Balance Owed \$0
Funds Received Total \$5,521,543.87
Total Cost of Finished Infrastructure \$4,733,879.95
Expenditure Details

TIF funds are being utilized to repay developer for eligible construction related costs.

Eastgate Triangle

Date of Ordinance No.990427	TIF Funds Reimbursements				Expiration Date												
	Private Investments		Public Investments														
	Value	Status	Value	Status													
9/20/1999	\$ 2,000,000	Complete	N/A	N/A	2030												
Repayment to developer																	
<table border="1"> <thead> <tr> <th>2020 Actual</th> <th>Actual YTD</th> </tr> </thead> <tbody> <tr> <td>Starting Cash Balance</td> <td>\$ 1</td> </tr> <tr> <td>Revenue</td> <td>\$ 416,212</td> </tr> <tr> <td>Expenses</td> <td>\$ (415,423)</td> </tr> <tr> <td>Encumbrances</td> <td>\$ -</td> </tr> <tr> <td>Balance</td> <td>\$ 790</td> </tr> </tbody> </table>						2020 Actual	Actual YTD	Starting Cash Balance	\$ 1	Revenue	\$ 416,212	Expenses	\$ (415,423)	Encumbrances	\$ -	Balance	\$ 790
2020 Actual	Actual YTD																
Starting Cash Balance	\$ 1																
Revenue	\$ 416,212																
Expenses	\$ (415,423)																
Encumbrances	\$ -																
Balance	\$ 790																



TIF Form

Municipality Gahanna
TIF Name HAMILTON ROAD CORRIDOR TIF
TIF Ordinance 0027-2013
TIF Type
First Year 2014 **Last Year** 2043
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 8.23.2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40 (B)
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD
Project History

The district includes 293 parcels along N. and S. Hamilton Road, Rocky Fork Drive North and South and Blvd., Gary Lee Drive, Jahn Drive and Court, Morrison Road, Granville Street, Havens Corner Road, Carpenter Road, Waterbury Court, and Taylor Road. The TIF district footprint encompasses several formerly vacant parcels that have developed due to the TIF impacts as well as the traffic improvements along Hamilton Road.

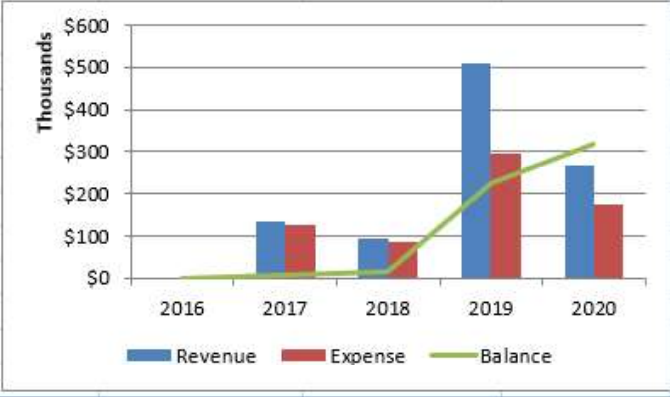
Fund Balance \$319,045.37
Funds Received this Year \$267,968.52
Encumbered Amount \$0
Expenditures \$685,427.84

Balance Owed \$0
Funds Received Total \$1,004,473.21
Total Cost of Finished Infrastructure \$0
Expenditure Details

Work has included sidewalk/trail/mobility improvements to service this key corridor of the community. Currently, the TIF is reimbursing the developer for eligible reimbursements related to the agreement.

Hamilton Road

Date of Ordinance ORD-0027-2013	TIF Funds Reimbursements				Expiration Date												
	Private Investments		Public Investments														
	Value	Status	Value	Status													
2/4/2013	\$ 750,000	Complete	\$ -	-	Varying												
Developer repayment																	
<table border="1"> <thead> <tr> <th>2020 Actual</th> <th>Actual YTD</th> </tr> </thead> <tbody> <tr> <td>Starting Cash Balance</td> <td>\$ 226,147</td> </tr> <tr> <td>Revenue</td> <td>\$ 267,969</td> </tr> <tr> <td>Expenses</td> <td>\$ (175,070)</td> </tr> <tr> <td>Encumbrances</td> <td>\$ -</td> </tr> <tr> <td>Balance</td> <td>\$ 319,045</td> </tr> </tbody> </table>						2020 Actual	Actual YTD	Starting Cash Balance	\$ 226,147	Revenue	\$ 267,969	Expenses	\$ (175,070)	Encumbrances	\$ -	Balance	\$ 319,045
2020 Actual	Actual YTD																
Starting Cash Balance	\$ 226,147																
Revenue	\$ 267,969																
Expenses	\$ (175,070)																
Encumbrances	\$ -																
Balance	\$ 319,045																



TIF Form

Municipality Gahanna

TIF Name JOHNSTOWN ROAD TIF (2016-2045)

TIF Ordinance 0102-2015

TIF Type

First Year 2016 **Last Year** 2045

Levy Sharing N

School or Non-School TIF NS

JVSD EASTLAND JVSD

TIRC Date 8.23.2021

Percent of TIF 100

TIF Ordinance Date

TIF ORC Code 5709.40 (B)

Number of years total 30

Revenue Sharing N

School District GAHANNA JEFFERSON CSD

Project History

Identified as a key corridor of the city -- US 62 corridor north of Mill Street/Creekside/Olde Gahanna -- this area has general needs for public improvements including utility, roadway, and other general infrastructure related needs.

Fund Balance \$173,388.5

Funds Received this Year \$292,915.5

Encumbered Amount \$119,527

Expenditures \$385,668.54

Balance Owed \$0

Funds Received Total \$678,584.04

Total Cost of Finished Infrastructure \$0

Expenditure Details

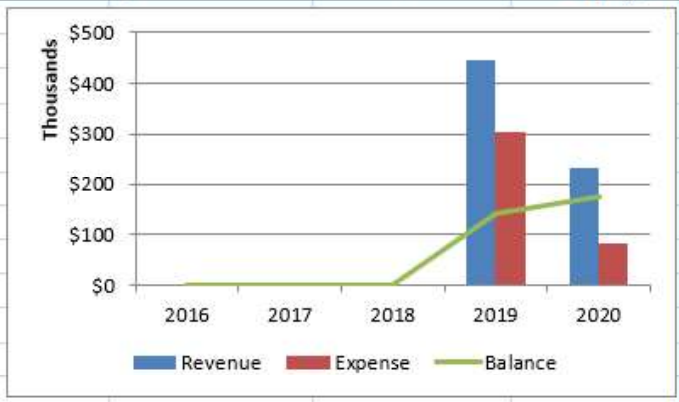
Extension of existing trail network and rebuild of Laura Drive.

Johnstown Road

Date of Ordinance ORD-0102-2015	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/7/2015	\$ -	?	\$ -	?	Varying

Trails. Rebuild Laura Dr

2020 Actual	Actual YTD
Starting Cash Balance	\$ 141,774.28
Revenue	\$ 232,055.02
Expenses	\$ (80,913.80)
Encumbrances	\$ (119,527.00)
Balance	\$ 173,388.50



TIF Form

Municipality Gahanna
TIF Name MANOR HOMES TIF
TIF Ordinance 0267-2005
TIF Type
First Year 2006 **Last Year** 2035
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 8.23.2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40 (C)
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD
Project History

Residential TIF. Focused on the creation of 60 single-family homes and the development of various public infrastructure improvements to support the project.

Fund Balance \$287,556.32
Funds Received this Year \$313,756.13
Encumbered Amount \$70,000
Expenditures \$2,102,975.33

Balance Owed \$0
Funds Received Total \$2,460,531.65
Total Cost of Finished Infrastructure \$2,102,975.33
Expenditure Details

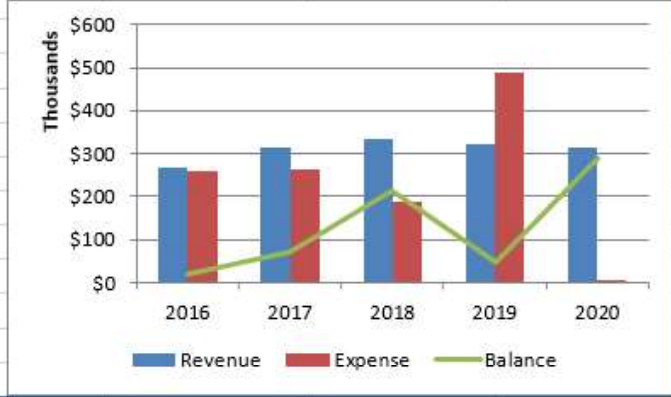
Work has included various roadway improvements, extensions of utilities to serve the properties, and other various public improvements.

Manor Homes

Date of Ordinance ORD-0267-2005	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/27/2005	\$ 1,071,977	Complete	\$ 828,023	Complete	2036

Debt service transfer park improvements

2020 Actual	Actual YTD
Starting Cash Balance	\$ 47,027
Revenue	\$ 313,756
Expenses	\$ (3,227)
Encumbrances	\$ (70,000)
Balance	\$ 287,556



TIF Form

Municipality Gahanna
TIF Name NORTH TRIANGLE TIF
TIF Ordinance 0069-2014
TIF Type
First Year 2015 **Last Year** 2044
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 8.23.2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40 (B)
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD
Project History

Identified as a key corridor for infrastructure improvements, the North Triangle TIF is comprised of land between Morse Road (north), Hamilton Road (west), and Johnstown Road (east) -- before Hamilton & Johnstown meet (forming the triangle). Planned work for the area includes road reconstructions, utility extensions, expansion of trails, and creation of sidewalks (among other eligible uses).

Fund Balance \$858,997.27
Funds Received this Year \$918,345.27
Encumbered Amount \$59,348.00
Expenditures \$8,355.11

Balance Owed \$0
Funds Received Total \$926,700.8
Total Cost of Finished Infrastructure \$0
Expenditure Details

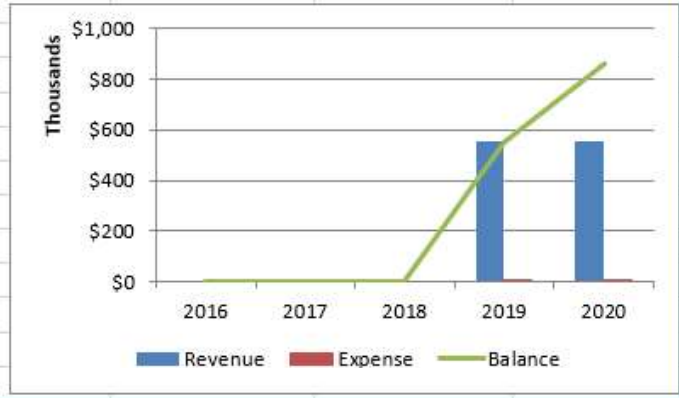
Work to date has focused on trail extensions into this area of the city.

North Triangle

Date of Ordinance ORD-0069-2014	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
5/5/2014	\$ -	?	\$ -	?	Varying

Trails

2020 Actual	Actual YTD
Starting Cash Balance	\$ 550,514.21
Revenue	\$ 371,765.00
Expenses	\$ (3,933.94)
Encumbrances	\$ (59,348.00)
Balance	\$ 858,997.27



TIF Form

Municipality Gahanna
TIF Name OLDE & WEST CRA TIF
TIF Ordinance 0214-2005
TIF Type
First Year 2006 **Last Year** 2035
Levy Sharing N
School or Non-School TIF NS
JVSD EASTLAND JVSD

TIRC Date 8.23.2021
Percent of TIF 100
TIF Ordinance Date
TIF ORC Code 5709.40 (B)
Number of years total 30
Revenue Sharing N
School District GAHANNA JEFFERSON CSD
Project History

Project area includes the historic area of Gahanna (not including Creekside), as well as the city's westside neighborhood located along US 62.

Fund Balance \$478,134.36
Funds Received this Year \$259,051.84
Encumbered Amount \$297,129
Expenditures \$1,746,224.53

Balance Owed \$0
Funds Received Total \$2,521,487.89
Total Cost of Finished Infrastructure \$0
Expenditure Details

Work has included roadway design/improvements as well as recent encumbrances focused on road improvement projects within the Olde Gahanna area.

Olde & West Gahanna

Date of Ordinance ORD-0214-2005	TIF Funds Reimbursements				Expiration Date
	Private Investments		Public Investments		
	Value	Status	Value	Status	
12/27/2005	N/A	N/A	\$ 104,286	Complete	2036

Township, walnut design. Encumbrance is for Walnut and Carpenter design/construction

2020 Actual	Actual YTD
Starting Cash Balance	\$ 605,266
Revenue	\$ 259,052
Expenses	\$ (89,054)
Encumbrances	\$ (297,129)
Balance	\$ 478,134

