



Economic Development Incentive Application

200 S. Hamilton Rd. Gahanna, OH 43230

Date Received: _____

Received By: _____

Please provide complete information in response to every question. Application cannot be processed until all information is complete. Additional information may be attached but should not be used in lieu of providing information directly on the application form.

Section I - Type of Assistance Requested

Gahanna Programs:

- Community Reinvestment Area Tax Abatement (CRA) CRA#: 1 2 3 4 5 (Circle One)
Office & Industrial Tax Rebate (O&I)
Tax Increment Financing (TIF)

Other Programs Considered:

- JobsOhio - Ohio Site Improvement Program Economic Development Grant Revitalization Program Job Creation Tax Credit
Small Business Grant Other:

Ohio Department of Development -

- Site Demolition Program Brownfield Remediation Program Energy Loan Fund State Energy Program
166 Loan Program Ohio Enterprise Bond Fund Collateral Enhancement Program
Other:

Other -

- Property Assessed Clean Energy - PACE Sales Tax Exemption Buckeye Business Advantage Community
Development Finance Institution Program - CDFI Other:

Does the Applicant have any current incentive offers for this project? Yes No If so, which program:

Proposed Project Site:

Address: Deffenbaugh Court, Eastgate Industrial Center

Parcel Number: 025-014174-00

The applicant: Currently Owns Plans to Purchase Currently Leases Plans to Lease at the project site

If the Applicant plans to lease, what is the projected length of the lease term? Years Months

Section II - Applicant Information

Name of Applicant(s) - main office address, contact person, and telephone number. (Attach additional pages if multiple entities are participating)

Company Legal Name: Deffenbaugh Flex, LLC

DBA Name (if applicable): Pioneer Development and Frances Family Investments

Contact Name: Aamer Patel Title: Manager
Phone: 469-939-1238 E-mail: Aamer@pioneerdev.com
Street Address: 2028 E Ben White Blvd, STE 240-6325 PO Box (if applicable): _____
City: Austin State/Province: TX Zip/Postal Code: 78741 Country: USA
Federal Tax ID: 41-5164794 Website: www.pioneerdev.com

Ownership type (51% or greater):

Minority Owned Woman Owned Veteran Owned Gahanna Resident Owned

Third Party Employer - Is applicant using a 3rd party employer (i.e. a professional employer organization)? Yes No

Legal Name: _____

DBA Name (if applicable): _____

Contact Name: _____ Title: _____

Phone: _____ E-mail: _____

Street Address: _____ PO Box (if applicable): _____

City: _____ State/Province: _____ Zip/Postal Code: _____ Country: _____

Federal Tax ID: _____ Website: _____

Prepared by (if different from above):

Organization: _____

Name and Title: _____

Phone: _____ E-mail: _____

Street Address: _____ PO Box (if applicable): _____

City: _____ State/Province: _____ Zip/Postal Code: _____ Country: _____

Federal Tax ID: _____ Website: _____

Section III – Business Operations

Date Established: 2021 (Pioneer Development)

Total number of current full-time equivalent (FTE) employees: 2

Current full-time employment in Ohio: 1 Cities of other sites in Ohio:

Marysville, Plain City, Delaware, Columbus, Grove City

Nature of business (manufacturing, distribution, wholesale, developer, investment, or other):

Industrial Real Estate Development

What are the applicant's primary lines of business? Include a description of the company's history, when it was established, and its major products/services, etc.

Pioneer Development was established in 2021 and specializes in the acquisition, development, leasing, and management of light and flex industrial properties in strategically selected sub-markets within the Columbus, Ohio region. By leveraging our deep understanding of market trends, local economic drivers, and industry-specific demands, we deliver high-quality, efficient, and adaptable industrial spaces that cater to the evolving needs of growing businesses through strategic project selection, effective asset management, and efficient leasing strategies. To date we have developed over 400,000 sqft of light industrial product in Marysville, Plain City, Grove City, and Delaware.

Form of business:

LLC C-Corp S-Corp Sole Proprietorship LP/ GP Non-profit

Other _____

Describe the operational and financial relationships between any parent and/or subsidiary companies. Additionally, describe any changes in ownership that may occur as a result of the project.

None

List primary 6-digit North American Industry Classification System (NAICS): 531390

Name of principal owner(s) or officers or partners of the business with more than 10% ownership (attach list if needed):

David Sells, Aamer Patel

Is business seasonal in nature? Yes No

Has the company ever been the subject of a lawsuit for a similar type of project? Yes No

If yes, list the case name and jurisdiction: _____

Any delinquent taxes to the State of Ohio or a political subdivision of the State? Yes No

Any monies to the State or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? Yes No

Any other monies to the State or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not? Yes No

If yes to 2-4 above, please provide details of each instance including, but not limited to, the location, amounts and/or case identification numbers. Use an additional page if necessary.

Does the applicant have any current or expired tax abatements anywhere in Ohio? Yes No

If yes, list the jurisdiction, rate & term for each current and expired tax abatements:

Jurisdiction: _____	Rate: _____	Term: _____
Jurisdiction: _____	Rate: _____	Term: _____
Jurisdiction: _____	Rate: _____	Term: _____
Jurisdiction: _____	Rate: _____	Term: _____
Jurisdiction: _____	Rate: _____	Term: _____

Section II - Project Information

Project Type:

- Startup Expansion Relocation Consolidation Retention

Project Description:

Please provide a narrative describing the project. Use an additional page if necessary

The proposed project includes the construction of a 35,000 square foot multi-tenant office/warehouse facility designed for up to four tenants ranging in size from 8,000-35,000 square feet. The building is designed to fill a crucial inventory gap targeting tenant sizes of 8,000-15,000 square feet, and is designed for a wide range of users, such as office, research and development, manufacturing, light production and assembly, technology, pharmaceutical, suppliers, contractors, showrooms, and others.

Check all that apply for this project:

- Construction of a new building Sq. Ft: 35,000
- Expansion of an existing building Existing Sq. Ft: _____ Expansion Sq. Ft: _____
- Renovation of an existing building without expanding its square footage Sq. Ft: _____
- Purchasing new machinery and equipment

Describe the equipment to be purchased: _____

- Leasehold improvements Sq. Ft: _____
- Leasehold without improvements Sq. Ft: _____

On-site infrastructure - Check all that will be constructed/ improved:

- Road(s) Water Wastewater Stormwater Parking Facilities

Other: _____

Site planning and due diligence assessments completed:

- | | | | | |
|--|---|-----------------------------|--|---|
| Zoning compliance: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Applicable | <input checked="" type="checkbox"/> In Progress |
| Engineer-stamped drawings: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Applicable | <input checked="" type="checkbox"/> In Progress |
| Phase 1 Environmental: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> In Progress |
| Phase 2 Environmental: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> In Progress |
| Wetlands Delineation: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not Applicable | <input type="checkbox"/> In Progress |
| Endangered Species Study: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> In Progress |
| Archaeology/ Cultural Resources Study: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Not Applicable | <input type="checkbox"/> In Progress |

List any permits that have been secured:

Is this a relocation from somewhere else in Ohio? Yes No

If yes, explain the number and type of employees and/or assets to be moved/relocated.

Is this a consolidation from somewhere else in Ohio? Itemize the locations and employment positions and types of business to be transferred to the project site: Yes No

Are other cities, states, or countries being considered for this project? Yes No

If yes, list all the other areas being seriously considered:

1. _____ 2. _____ 3. _____

Current full-time employment level at the proposed project site. If there are retained jobs, indicate how many will be retained at that site: Full-time _____ (current) Full-time _____ (to be retained)

State the proposed scheduled for the projected hiring (up to 3 years). Itemize by full-time permanent positions:

YEAR	NEW JOBS CREATED	RETAINED JOBS	RELOCATED JOBS	PAYROLL
1	<-----4 TOTAL----->			\$200,000

2	<-----	4 TOTAL	----->	\$200,000
3	<-----	4 TOTAL	----->	\$200,000
TOTAL	<-----	12 TOTAL	----->	\$600,000

Complete the pages entitled “New Jobs and Wages Worksheet”, “Relocated/Retained Worksheet”, and “Benefits Worksheet.”

Business’ total current investment (if any) in the facility at the Project Site as of the proposal’s submission:
\$21,235.00

What are the amounts to be invested by the applicant to establish, expand, renovate or occupy a facility:

TYPE OF INVESTMENT	AMOUNT OF INVESTMENT
A. Acquisition of land/buildings	\$ 525,000
B. Additions/new construction	\$4,905,886
C. Improvements to existing buildings	\$
D. Machinery & equipment	\$
E. Furniture & fixtures	\$
F. Public infrastructure	\$
G. Inventory	\$
Total New Project Investment	\$5,430,886

Total cost of construction materials: \$2,000,000

Explain why a tax abatement is needed:

A tax abatement is essential to bridge the current rent gap and ensure the financial feasibility of this project. The cost of delivering a modern flex facility in 2026 necessitates rents that significantly exceed the market rates for existing, older inventory and comparable tax-abated properties in surrounding communities. Small-to-mid-scale facilities also face a distinct disadvantage compared to large-scale bulk logistics; higher per-square-foot development costs and the substantial upfront investment required for multi-tenant configurations create a higher barrier to entry. Without the abatement, total occupancy costs would price the project out of reach for the high-value light-industrial users Gahanna aims to attract. By reducing annual operating expenses, the abatement brings gross rents in line with market, allowing the project to remain competitively positioned.

RELOCATED/RETAINED JOBS AND WAGES WORKSHEET

(Attach additional sheets if necessary)

RELOCATED/ RETAINED JOBS Position Title Please list FT-Perm, FT-Temp, PT-Perm & PT-Tem jobs on separate lines.	Relocated or Retained List on separate lines	Number of Jobs For Each Position Title	Hourly Wage Rate	Annual Salary Hourly wage x 2,080	Total Annual Payroll Number of jobs x annual salary	Please check only one box per line			
						FT Perm	FT Temp	PT Perm	PT Temp
Sample: Admin. Assistant	Retained	6	\$20.00	\$41,600	\$249,600	X			
TBD by future tenants of the facility									
Grand Total: <i>(Note: Grand Total should equal annual payroll in Q4-B on page 5 of Application)</i>									
	Total				Total				

FEES

1. Application Fee

This application must be accompanied by a non-refundable two hundred and fifty dollar (\$250) application fee. Any application submitted without this fee will be returned to the applicant. This fee is payable by check or money order to the City of Gahanna.

2. State Fee (Applies only to applications for CRA)

A separate one-time fee of seven hundred and fifty dollars (\$750) charged by the State and collected by the City with this application. Any application submitted without this fee will be returned to the applicant. This fee is payable by separate check or money order the State of Ohio Development Services Agency.

3. Annual Monitoring Fee

The City requires each applicant receiving a tax incentive through a CRA to pay an annual monitoring fee equal to 1.00% of the amount of taxes abated for the previous reporting year. The minimum annual fee shall be \$100 and the maximum annual fee shall be \$2,500. This fee shall be submitted annually with the applicant's required annual report to the City. Annual reports submitted without this fee will be deemed incomplete and returned to the applicant.

INCENTIVE TERM COMMENCEMENT

If granted a tax incentive, the applicant understands that the term will generally not commence until the tax year following the **completion of construction for the project**. If a project involves phased construction over several years, the incentive term will generally not commence until the completion of construction for the first phase of the project. Project completion is usually defined as issuance of a certificate of occupancy

APPLICANT'S CERTIFICATION

The applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the applicant's knowledge and belief.

Submission of this application expressly authorizes the City of Gahanna to contact the Ohio Environmental Protection Agency to confirm statements contained within this application and to review applicable confidential records. As part of this application, the business may also be required to directly request from the Ohio Department of Taxation or complete a waiver form allowing the Ohio Department of Taxation to release specific tax records to the City of Gahanna. Applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of the ORC Section 9.66(C) (1) and 2921.13(A) (4) penalties for falsification which could result in the forfeiture of all current and future economic development assistance benefits as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willingly falsifies . . . or makes any false, fictitious or fraudulent statements of representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement of entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

Each party to the application must provide a signature below. (Use additional lines as needed.)

Name of Applicant Amer Patel Date 03/26/26

Signature *Amer Patel*

Typed Name and Title Amer Patel, Manager

Name of Applicant _____ Date _____

Signature _____

Typed Name and Title _____

Name of Applicant _____ Date _____

Signature _____

Typed Name and Title _____

Name of Applicant _____ Date _____

Signature _____

Typed Name and Title _____

Please submit the application and any attachments with the required fees to:

City of Gahanna
Department of Economic Development
200 S. Hamilton Road
Gahanna, OH 43230

OR

Jeff.gottke@gahanna.gov