

Franklin County Economic Development and
Planning Department

City of Gahanna Tax Incentive Review Committee

Tuesday, August 29, 2023
11:05 a.m.

Judicial Services Building
Commissioners Hearing Room, First Floor
369 South High Street
Columbus, Ohio 43215

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Spectrum Reporting LLC
400 South Fifth Street, Ste. 201
Columbus, Ohio 43215
614-444-1000 or 800-635-9071
www.spectrumreporting.com

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1 ATTENDEES:

2 Michael Stinziano

3 Emanuel Torres

4 Julie Orr

5 Kelan Craig

6 Carlie Boos

7 Shannon Hamons

8 Joann Bury

9 Rich Courter

10 Jane Johnson

11 Richard Angelou

12 Nancy White

13 Scott Davis

14 Cherrelle Turner

15 Rachel Zarick

16 James Schimmer

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2 P R O C E E D I N G S
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4 MR. STINZIANO: Good morning, everyone.
5 Welcome to the tax year 2022 City of Gahanna Tax
6 Incentive Review Council meeting. Today is August
7 29, 2023. I'm Michael Stinziano. I serve as the
8 county auditor, which makes me the statutory chair
9 for today's TIRC.

10 At this time, I'll ask each TIRC member
11 or designee to please state your name and the
12 agency you're representing.

13 I'll begin. Franklin County Auditor,
14 Michael Stinziano.

15 From the Board of Commissioners?

16 MR. CRAIG: Kelan Craig, County
17 Commissioners' appointee.

18 MS. ORR: Julie Orr, County
19 Commissioners' appointee.

20 MS. BOOS: Carlie Boos, Commissioner
21 appointee.

22 MR. STINZIANO: Thank you.

23 From the City of Gahanna?

24 MR. HAMONS: Hello. I'm Shannon

1 Hamons, director of economic development.

2 MS. BURY: Joann Bury, finance
3 director.

4 MR. COURTER: Rich Courter, trustee,
5 Jefferson Township.

6 MS. JOHNSON: Jane Johnson, fiscal
7 director, Jefferson Township.

8 MR. ANGELOU: Dick Angelou, trustee,
9 Mifflin Township, vice chair.

10 MS. WHITE: Nancy White, fiscal
11 officer, Mifflin Township.

12 MR. DAVIS: Scott Davis, City of
13 Gahanna, citizen representative.

14 MR. STINZIANO: And Eastland-Fairfield
15 Career & Technical Schools representative?

16 MS. TURNER: Cherrelle Turner,
17 coordinator of business partnerships and career
18 readiness, Eastland-Fairfield Career & Technical
19 Schools.

20 MR. STINZIANO: Thank you all.

21 Is there any other individuals from the
22 City of Gahanna that would like to identify
23 themselves for purposes of the minutes?

24 Anyone from the Board of Commissioners

1 side that --

2 You're going to have to talk loud
3 enough so she can hear you, though.

4 MS. ZARICK: Rachel Zarick, City of
5 Gahanna, economic development coordinator.

6 MR. STINZIANO: All right. From the
7 Board of Commissioners?

8 MR. SCHIMMER: Good morning. Director
9 Jim Schimmer from Franklin County.

10 MR. TORRES: And good morning. Emanuel
11 Torres, assistant director of Economic Development
12 and Planning.

13 MR. STINZIANO: Individuals from the
14 auditor's office?

15 MR. SCARBOROUGH: Good morning. Will
16 Scarborough, TIRC representative.

17 MR. STINZIANO: Thank you all.

18 Are there any additional stakeholders,
19 people from the public, or media that would like
20 to identify themselves for purposes of the
21 minutes?

22 Hearing none, for voting purposes,
23 there will be a call for a motion, a second, and
24 then a vote in affirmation. Same sign for

1 opposition and any abstentions. If we don't hear
2 anyone during the opposition or abstention, it
3 will be presumed it was in support, you just
4 didn't get your microphone turned on quick enough.

5 We will now call the meeting to order.
6 We will begin with a review of last year's
7 minutes, dated June 23, 2022.

8 Are there any corrections or changes?

9 Hearing no further review, I'd like to
10 seek a motion to approve the minutes.

11 MS. BOOS: This is Carlie. So moved.

12 MR. CRAIG: Kelan. Second.

13 MR. STINZIANO: Thank you.

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

16 MS. ORR: Aye.

17 MR. CRAIG: Aye.

18 MS. BOOS: Aye.

19 MR. STINZIANO: Same sign for any
20 opposition.

21 And any abstentions.

22 The minutes have passed.

23 We will now begin our CRA report
24 review. We will review and vote on the status of

1 each post 94 CRA abatement report for tax year
2 2022.

3 The floor is yours.

4 MR. HAMONS: All right. Thank you,
5 Mr. Auditor. As I had said, my name is Shannon
6 Hamons, director of economic development. I've
7 been on the job since mid-July, so myself and
8 Rachel, who's been also with the department a few
9 months, did our very best to try to get all of
10 these in order. Of course, the weeks that I've --
11 the few weeks that I've been there, I have tried
12 to make myself very aware of what's happening at
13 all these companies.

14 I just want to preface my presentation
15 by stating that there are some of these projects
16 that I believe that the company reps might be a
17 little bit confused as to how they should be
18 reporting the information, and I'll point these
19 out as we go forward. But I -- I don't think that
20 it should hamper us voting in favor of these, but
21 we do need to collect some more information, I
22 feel.

23 And I have spoken to Will -- actually,
24 communicated by email, that we are going to do

1 some follow-up with a couple of these companies,
2 and I'm going to be meeting with Will to make sure
3 that we are reporting this information as
4 accurately as possible moving forward as I become
5 more involved with the community.

6 So I just wanted to preface that before
7 I start. And we have an item -- we show these
8 locations on the screen. So the first one I think
9 that we're going to talk about is CP Road, LLC.
10 This is a 12,000-square-foot mixed office
11 warehouse with multiple tenants. You can see that
12 the retained jobs and the payroll is adequate.

13 Again, I think that we might have to
14 have a visit with these folks moving forward to
15 ensure that they're reporting correctly, but it
16 looks as though they're doing very well in this
17 building. Pitabilities, Valley Mechanical
18 Services, Control Products Systems, and Creative
19 Graphics are at this location.

20 And there is a representation of the
21 building. And all these companies are still
22 operating there.

23 MR. STINZIANO: Thank you for the
24 report.

1 Are there any questions or comments
2 from any members of the Board?

3 MS. BOOS: Yeah. Can you just explain
4 more about what kind of follow-up needs to occur
5 and what in these numbers might --

6 MR. HAMONS: Well, I -- this one is
7 fine, but there -- you'll see a couple later that
8 I think that they actually transposed the numbers
9 for what was retained jobs versus what was new. I
10 think that some of the companies may have -- when
11 they started, they accounted for the new jobs, and
12 then when they hire -- continue to hire, I think
13 that they are confused about are those actually
14 employed or those go to the retained.

15 So I think a visitation with these
16 companies will clear that up for them so that next
17 year we don't have those issues. Does that make
18 sense?

19 MS. BOOS: I think so, but it wouldn't
20 -- there isn't a risk of them essentially double
21 counting employees, correct?

22 MR. HAMONS: I want to make sure that
23 they're not. I don't think that they are, I think
24 they're just confused about when the period starts

1 for the retained and when the beginning is for the
2 new.

3 So -- and I think that they also have
4 the same issue when they're talking about the
5 payroll numbers. You'll see that some of them
6 just don't make any sense because they show zero
7 jobs, but then the retained payroll is elevated,
8 so obviously that doesn't jive, so...

9 MR. STINZIANO: Any additional
10 questions or comments?

11 Do you have a question? Okay.

12 If there's no further review, I'd like
13 to seek a motion to accept the report and find it
14 in compliance.

15 MR. CRAIG: So moved. Kelan.

16 MS. ORR: Second. Julie.

17 MR. STINZIANO: Thank you.

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

20 MS. ORR: Aye.

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

23 And any abstentions.

24 The report is accepted.

1 MR. HAMONS: The next slide is for
2 Goldeneye Cross Pointe. This is also in CRA 1,
3 post 94 CRA as the other one was. The
4 20,000-square-foot office building is home to
5 Reliant Capital Solutions. They met all of their
6 retained and actual job numbers. And you can see
7 that the retained and the new payroll is a little
8 bit different than what was initially expected,
9 but the retained and the new payroll together
10 exceeds both the benchmarks of payroll and newly
11 created.

12 MR. STINZIANO: Thank you for the
13 report.

14 Are there any questions or comments
15 from members of the Board?

16 MS. BOOS: Sorry. How many jobs were
17 created, new?

18 MR. HAMONS: I believe that there are
19 more than 100, but for some reason they did not
20 fill it out. That is another one that I'm going
21 to be paying a visit to to clarify exactly. I
22 think that the new jobs have not -- they have not
23 given themselves credit for the new jobs that they
24 have created there. And I think that they

1 actually have higher retained dollars and did not
2 reflect the new payroll numbers correctly.

3 And, again, I think that there is some
4 confusion in the reporting from what I can tell.
5 So the ones that have these anomalies, I'm going
6 to visit before the end of the year. But they're
7 operating, they're generating, you know, tax
8 dollars and meeting the requirements. It's just
9 that I think the reporting is not accurate.

10 MS. BOOS: So given that, does it make
11 sense to do an approval contingent on complete
12 reporting?

13 MR. STINZIANO: If that is the motion
14 that you would be comfortable with.

15 MS. BOOS: I think I would be happy
16 making that motion.

17 MR. STINZIANO: All right. I will seek
18 a motion.

19 So we have a motion that compliance is
20 granted pending complete reporting.

21 MR. CRAIG: Second. Kelan.

22 MR. STINZIANO: Thank you.

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

1 MS. ORR: Aye.

2 MR. CRAIG: Aye.

3 MS. BOOS: Aye.

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

6 And any abstentions.

7 That report is accepted with that
8 caveat.

9 MR. HAMONS: Thank you. Next one.
10 Suburban Steel, you may be familiar with these
11 folks. They've been around central Ohio for many
12 years. They have ornamental railings, customized
13 steel products. This, again, CRA 1, post 94,
14 12-year, 100 percent. The number of retained jobs
15 and the payroll retained and the new jobs created,
16 which was small for this expansion of their
17 warehouse, but they have met their payroll
18 created.

19 Again, with a visit -- you know, why
20 they didn't put the new payroll. Obviously, they
21 had new payroll because the jobs were created. I
22 just think it's a matter of communicating with
23 them so that they are correctly filling these
24 forms out. And being new and not having the

1 opportunity to visit all these companies, I can't
2 explain to you why they're not filling them out
3 correctly, but I would suspect that the payroll is
4 in excess of 130,000 for the new jobs.

5 MR. STINZIANO: Thank you for the
6 report and update.

7 Are there any questions or comments?

8 Hearing none, is there a potential
9 motion forthcoming?

10 MR. CRAIG: I'm going make it another
11 motion contingent upon complete reporting. I'll
12 make that motion.

13 MS. BOOS: I'll second. This is
14 Carlie.

15 MR. STINZIANO: It's been moved and
16 seconded for compliance pending additional
17 information. Is there -- all those in favor,
18 please signify by voting aye.

19 MR. CRAIG: Aye.

20 MS. ORR: Aye.

21 MS. BOOS: Aye.

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

24 And any abstentions.

1 The motion is accepted.

2 MR. HAMONS: Thank you. The next one.
3 I think what we're going to do is if we go forward
4 you'll see -- okay. We're going to do Buckeye Elm
5 Holdings. Okay. This is a woman-owned
6 environmental remediation.

7 I know that they have retained jobs and
8 they have a significant payroll, and, again, I
9 think they have put the payroll retained into the
10 slot where some of that should be payroll created
11 because they did create new jobs. We have
12 actually communicated with these folks by phone,
13 and it was evident that they were a little bit
14 confused about where these numbers should be
15 going. So we said, we will be visiting with you
16 to clarify that. And they said, please do.

17 So -- but they are there, they are
18 operating, and it's not a matter of them having
19 the jobs or the payroll, it's just how are they
20 reflecting that.

21 MR. STINZIANO: Thank you for the
22 report.

23 Any questions or comments?

24 Hearing none, what would be the desired

1 motion?

2 MS. BOOS: Yeah, I'll make a motion to
3 approve contingent on final reporting.

4 MS. ORR: This is Julie. I'll second.

5 MR. STINZIANO: It's been moved and
6 seconded. All those in favor, please signify by
7 voting aye.

8 MS. ORR: Aye.

9 MR. CRAIG: Aye.

10 MS. BOOS: Aye.

11 MR. STINZIANO: Same sign for any
12 opposition.

13 And any abstentions.

14 The motion is accepted.

15 MR. HAMONS: Thank you.

16 MR. STINZIANO: I believe we have three
17 updates, but we're not voting on them?

18 MR. HAMONS: That's correct. Taylor
19 Industrial Park. This one is -- as you can see,
20 it was nearing completion. And this is basically
21 a company that produces sign supply and
22 manufacturing and is to have created 65 jobs.
23 We'll hear this one next year.

24 And it looks as though that this --

1 they're actually a little further along than this
2 photograph indicates, so we -- they should be
3 completed -- they actually -- it shows completed
4 in 2023, but I think they're still putting some
5 finishing touches on that building. So whether or
6 not that this is actually for next year or the
7 following is to be determined.

8 They are to have 65 jobs in the
9 190,000-square-foot building that they are
10 finishing up.

11 MR. STINZIANO: Thank you for the
12 update. Rosen.

13 MR. HAMONS: Rosen. Actually, this
14 company has been in Gahanna with a
15 9,000-square-foot building.

16 So that is their existing
17 9,000-square-foot building. These folks are in
18 the utility industry. They basically will
19 investigate utility conditions for municipalities
20 and other governments, and it's fairly high-tech
21 what they do.

22 This original CRA was approved 100
23 percent for 15 years in 2020, but because of COVID
24 and other factors, they didn't get started and

1 they just had the groundbreaking for this last
2 week. It was to have been 25,000 square feet, but
3 business has been so good since COVID went away
4 that they are building a 50,000-square-foot
5 building next to this site here you see on
6 Technology Drive. So that will probably not come
7 on until 2025 because it's going to take 12 to 18
8 months for the construction to be completed.

9 Romanoff. They basically are -- it's a
10 longstanding Gahanna company. They were given a
11 15-year, 100 percent abatement on improvements,
12 basically renovating the former ADV building that
13 they're moving into. So that should be complete,
14 hopefully, by the end of this year and you will
15 probably hear this next year. We put completed
16 2024. It's going to be really tight for them to
17 get it done this year, so it may not be on until
18 2025.

19 MR. STINZIANO: Appreciate those
20 updates.

21 We'll now move to CRA No. 3, Mifflin
22 Township.

23 MR. HAMONS: Okay. Franklin Peak, LLC.
24 Some of you might know this building because it is

1 -- has a brewery attached to it, Edison Brewery.
2 We just had an event there on Sunday. It has
3 several other firms in it, electrical products,
4 Advanced Civil Design, and so forth. And they've
5 done very well in meeting their projected payroll
6 and jobs for this location. So it's a really
7 great company in an area that is beginning to be
8 very well-known in the development world.

9 MR. STINZIANO: Thanks for the report.

10 Are there any questions or comments?

11 MS. BOOS: I just want to say that last
12 year we were told we would have the target Edison
13 this year, so -- I am kidding. Sorry. I'm
14 reading faces here and I'm not sure that came
15 across.

16 MR. HAMONS: Well, okay. We'll have to
17 shoot for that.

18 MR. STINZIANO: Not reflective of the
19 minutes.

20 MS. BOOS: For the record.

21 MR. SCHIMMER: When compliance is
22 completed, I think we ought to get over there.

23 MR. CRAIG: I will make a motion to
24 approve.

1 MR. STINZIANO: Thank you.

2 Is there a second?

3 MS. BOOS: This is Carlie. I'll
4 second.

5 MR. STINZIANO: All right. It's been
6 moved and seconded. All those in favor, please
7 signify by voting aye.

8 MS. ORR: Aye.

9 MR. CRAIG: Aye.

10 MS. BOOS: Aye.

11 MR. STINZIANO: Same sign for any
12 opposition.

13 And any abstentions.

14 The report is accepted.

15 MR. HAMONS: Thank you. Chippewa
16 Building, LLC, 1045 Taylor Road, CRA 3, as you
17 know. This tenant is Bell Equipment. It is a
18 small manufacturer. They manufacture parts for
19 fire trucks and street maintenance vehicles, so
20 some of our communities may be using their
21 products.

22 The job retention and the job creation
23 has been great for this small company and it is
24 humming right along. So we'd appreciate your

1 support for these folks as well.

2 MR. STINZIANO: Thank you for your
3 report and recommendation.

4 Are there any questions or comments?

5 Hearing no further review, I'd like to
6 seek a motion to accept the report and find it in
7 compliance.

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

9 MS. BOOS: This is Carlie. Second.

10 MR. STINZIANO: It's been moved and
11 seconded. All those in favor, please signify by
12 voting aye.

13 MS. ORR: Aye.

14 MR. CRAIG: Aye.

15 MS. BOOS: Aye.

16 MR. STINZIANO: Same sign for any
17 opposition.

18 And any abstentions.

19 The report is accepted.

20 MR. HAMONS: Okay. The next one,
21 Gahanna Parkway, LLC. This is actually part of
22 the development where Grote Donatos is located.
23 It's called the EDGE Innovation Hub. We just met
24 with them -- was that three weeks ago --

1 approximately three weeks ago and they have said
2 that they are working to meet these benchmarks and
3 they will probably begin actually renovating more
4 space this fall to add the employees that are
5 required. They retained the jobs and the payroll
6 but they are still looking to create and add more
7 jobs, which they suspect will happen as soon as
8 the renovation is done.

9 So we would welcome your support for
10 continuation of this incentive.

11 MR. STINZIANO: Thank you for the
12 report.

13 Are there any questions or comments?

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

17 MR. CRAIG: So moved. Kelan.

18 MS. ORR: Second. Julie.

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

22 MS. ORR: Aye.

23 MS. BOOS: Aye.

24 MR. STINZIANO: Same sign for any

1 opposition.

2 And any abstentions.

3 The report is accepted.

4 MR. HAMONS: Thank you. The next one
5 is a multi-tenant building on Claycraft Road.
6 Crocodile Cloth, they make cleaning supplies,
7 another industrial supply company, and DB
8 Schecker.

9 This is, again, another one that I
10 think they are a little confused as to payroll
11 retained versus new payroll. You can see there
12 are a lot of payroll dollars coming from that and
13 new jobs, but for some reason they did not fill
14 that out. So we are going to be visiting with
15 each of these individual companies to make sure --
16 I think that the -- the person, landlord who
17 completed this was unsure about each of the
18 companies and all they knew was the payroll. So
19 we're going to get actual job numbers when we
20 visit with them before the end of the year.

21 MR. STINZIANO: Thank you for the
22 report.

23 Any questions or comments?

24 Hearing none, I'd like to seek a

1 motion.

2 MS. BOOS: I'll move, again, contingent
3 on final reporting.

4 MS. ORR: This is Julie. I'll second.

5 MR. STINZIANO: Thank you.

6 It's been moved and seconded contingent
7 on final reporting. All those in favor, please
8 signify by voting aye.

9 MS. BOOS: Aye.

10 MS. ORR: Aye.

11 MR. STINZIANO: Same sign for any
12 opposition.

13 And any abstentions.

14 The motion is accepted.

15 Then we have an update with no vote.

16 MR. HAMONS: Yes. ADB Safegate.

17 Next slide, please. There we go.

18 This photograph was just taken a few
19 days ago. They completed this building just
20 earlier this year and had their grand opening
21 actually in July. I think it might have been the
22 second day I was on the job. So the bar was set
23 pretty high on my second day. They said, okay,
24 every month we've got to have another one of

1 these, right?

2 But -- so this company, if you don't
3 know much about them, it's an international
4 company that was in Gahanna, that this new office
5 building, 178,000 square feet, combined with their
6 warehouse space is a great project. 15-year, 100
7 percent abatement, retaining 204 employees with
8 \$12.2 million payroll, and they will be adding,
9 hopefully within the next year to two years, 25
10 more employees. So you'll see this arrive on the
11 reports probably in 2025 depending on how the
12 valuation is considered.

13 But it's a great win for the community
14 and the area. They make airport landing systems,
15 control systems, lighting and things like that and
16 they really like being near the airport. The
17 airplanes fly right over. You look out, you feel
18 like you can touch the airplanes. And that's the
19 environment they wanted to bring their potential
20 clients to, so...

21 MR. STINZIANO: Thank you. We'll now
22 move to CR No. 1, Jefferson Township.

23 MR. HAMONS: The Eastgate Commercial
24 Park.

1 I think it might be the next slide.

2 There we go.

3 MR. STINZIANO: So we have Premier
4 first, then Eastgate.

5 MR. HAMONS: Oh, I'm sorry.

6 MR. STINZIANO: It's what the slide
7 shows. We'll go in whatever order you want.

8 MR. HAMONS: Okay. This small
9 6,300-square-foot office, Premier Home Care and
10 Nationwide Home Healthcare. We had some concerns
11 about this company last year, but it appears as
12 though that they're meeting and -- meeting their
13 benchmarks and have actually created more jobs
14 than they were required to do.

15 So we would welcome your support for
16 this incentive.

17 MR. STINZIANO: Thank you for the
18 update.

19 Any questions or comments?

20 Hearing none, I'd like to seek a motion
21 to accept the report and find it in compliance.

22 MR. CRAIG: So moved. Kelan.

23 MS. ORR: Second. Julie.

24 MR. STINZIANO: It's been moved and

1 seconded. All those in favor, please signify by
2 voting aye.

3 MS. ORR: Aye.

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

6 And any abstentions.

7 The report is accepted.

8 MR. HAMONS: Okay. The Eastgate
9 Commercial Park. 10-year, 100 percent,
10 multi-tenant building.

11 They also, I think, have actually
12 retained and created more jobs than what they were
13 to have done. The payroll is about the same as
14 the benchmarks, but I -- again, I want to make
15 sure that I visit with each of these companies.
16 There are one, two, three, four, five, six tenants
17 in this building, so I would like to meet with
18 these individual companies to make sure that they
19 are adding up to the benchmarks as we had assumed
20 they would.

21 So, again, I guess that would be one
22 that we would request that you approve pending
23 those visits.

24 MR. STINZIANO: Thank you for the

1 report and recommendation.

2 Are there any questions or comments?

3 Hearing none, I'd like to seek a
4 motion.

5 MS. ORR: This is Julie. So moved.

6 MR. STINZIANO: Is there a second?

7 MS. BOOS: This is Carlie.

8 MR. STINZIANO: So it's been moved and
9 seconded. The report will be found in compliance
10 pending additional document submission. All those
11 in favor, please signify by voting aye.

12 MS. BOOS: Aye.

13 MS. ORR: Aye.

14 MR. CRAIG: Aye.

15 MR. STINZIANO: Same sign for any
16 opposition.

17 And any abstentions.

18 The report is accepted.

19 We will now review and vote on the
20 state of each pre 94 CRA abatement report for tax
21 year 2022. My note says the first one, CRA No. 2,
22 is actually ended and so it's informational with
23 no vote. So just so the Board is understanding.

24 MR. HAMONS: Okay. So the pre 94 CRA

1 No. 4. There is none in CRA No. 2, by the way, so
2 there's nothing to report for that. The CRA
3 No. 4, there are three projects that are underway.
4 All have been meeting their projections and job
5 creation and doing very well.

6 There is another project that will be
7 presented or discussed next year, Ortho ONE will
8 be moving their offices to the Crescent
9 development, which this is in, and they will be
10 bringing 215 jobs to Gahanna next year. They are
11 hoping to actually begin construction late this
12 year, probably will not be done until the very end
13 of next year. They will be bringing a \$28.5
14 million payroll with those 215 jobs.

15 So it's a great win for us and the
16 community to have those. And actually it will be
17 the largest payroll in the City of Gahanna when
18 they come to the community.

19 MR. STINZIANO: Thank you for the
20 report and update on CRA No. 4.

21 Are there any questions or comments?

22 Hearing none, I'd like to seek a motion
23 to accept the report and find it in compliance.

24 MR. CRAIG: So moved. Kelan.

1 MS. ORR: Second.

2 MR. STINZIANO: Thank you.

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

5 MS. ORR: Aye.

6 MR. CRAIG: Aye.

7 MS. BOOS: Aye.

8 MR. STINZIANO: Same sign for any
9 opposition.

10 And any abstentions.

11 The report is accepted.

12 MR. HAMONS: The CRA No. 5, which is
13 the historic west side. We have four incentives
14 there and they are doing very well and have met
15 their goals of investment in the community. And
16 it's nice to have these in that part of town that
17 are -- have reinvested in that area. So that's
18 important as we continue to try to develop on our
19 west side that will spill over into Creekside. We
20 have some big plans for that in the next year or
21 two. That's job one for me as I get going, and
22 hopefully you'll see some more investment in that
23 area as we move forward.

24 MR. STINZIANO: Thank you for the

1 report and update.

2 Are there any questions or comments?

3 MS. BOOS: Just so I understand,
4 Stygler Village is complete and that was
5 information only, or is that one still active?

6 MR. HAMONS: I'm sorry. Say it again,
7 please.

8 MS. BOOS: Stygler Village, did you say
9 that that was complete and information only, or is
10 that an active?

11 MR. HAMONS: Yes, that is completed.
12 That was for National Church Residences. That
13 should have been completed in 2022; is that
14 correct?

15 MS. BOOS: So if it was completed in
16 2022, we would be voting on it?

17 MR. SCARBOROUGH: Is this CRA No. 2 or
18 4 that we're discussing here?

19 MR. HAMONS: Yes, it is completed.

20 I'm sorry, what's the question?

21 MR. SCARBOROUGH: Is this within CR
22 No. 2 or No. 4?

23 MR. HAMONS: This is No. 5, actually.
24 It's a pre 94 CRA.

1 MR. SCARBOROUGH: Okay.

2 MR. STINZIANO: Thank you for the
3 clarification.

4 Are there any additional questions or
5 comments?

6 Hearing none, I'd like to seek a
7 motion.

8 MR. CRAIG: So moved. Kelan.

9 MR. STINZIANO: Is there a second?

10 MS. ORR: Second.

11 MR. STINZIANO: Thank you.

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

14 MS. ORR: Aye.

15 MR. CRAIG: Aye.

16 MR. STINZIANO: Same sign for any
17 opposition.

18 And any abstentions.

19 MS. BOOS: This is Carlie. I abstain.

20 MR. STINZIANO: Abstention noted.

21 The CRA is accepted.

22 We will now move to our TIF review.

23 We'll review and vote on the Village of Gahanna

24 TIF district status report for tax year 2022 and

1 acknowledge the auditor's tax delinquent parcel
2 list included in the TIRC packet.

3 There are going to be ten TIF districts
4 that you can present however you want. We're only
5 taking one vote. So let me know when you're ready
6 for the vote.

7 MR. HAMONS: I have brought our finance
8 director, Joann Bury, who tracks all of these and
9 she's a wizard. When I go in and ask her about
10 these, she calls them up. And she provided with
11 -- to you a spreadsheet for each of them to
12 reflect how much has been received in each of the
13 TIF areas, how much has been spent from each of
14 the areas, and for what purpose they have been
15 used.

16 So if you have any questions, please
17 direct them to Joann because she is an expert, and
18 I am still learning about these TIF areas.

19 MR. STINZIANO: Thank you.

20 Does anyone have any questions for the
21 wizard?

22 MS. BURY: I feel like I should have a
23 cape.

24 MR. STINZIANO: Hearing none and no

1 further review, I'd like to seek a motion to
2 accept the TIF report and find it in compliance.

3 MR. CRAIG: So moved. Kelan.

4 MS. BOOS: This is Carlie. I'll
5 second.

6 MR. STINZIANO: It's been moved and
7 seconded. All those in favor, please signify by
8 voting aye.

9 MS. ORR: Aye.

10 MS. BOOS: Aye.

11 MR. STINZIANO: Same sign for any
12 opposition.

13 And any abstentions.

14 That was like wizard magic that you got
15 none in TIF.

16 Those reports are accepted. Is there
17 any other business before today's Gahanna TIRC?

18 Hearing no other business, we are
19 adjourned.

20 - - - - -

21 Thereupon, the foregoing proceedings
22 concluded at 11:37 a.m.

23 - - - - -
24

1 State of Ohio : C E R T I F I C A T E
2 County of Franklin: SS

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 September 12, 2023.

17
18
19 *Katherine J. Konneker*

20 _____
21 Katherine Konneker, Notary Public - State of Ohio
22 My commission expires February 28, 2027.
23
24