



## Legislation Details (With Text)

**File #:** ORD-0061-2023      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/28/2023      **In control:** City Council  
**On agenda:**      **Final action:** 8/7/2023  
**Title:** AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AN OFFICE & INDUSTRIAL INCENTIVE AGREEMENT WITH ORTHOPEDIC ONE, INC. FOR A PERIOD OF FIVE YEARS; WAIVING SECOND READING

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DEV-RPT 07.31.23, 2. DEV-ATT Ortho ONE OI Application Addendum, 3. DEV-ATT Ortho ONE OI Application Addendum, 4. DEV-ATT Ortho ONE Employment and Payroll Projections, 5. DEV-ATT Ortho ONE ROI Calculations, 6. ORD-0061-2023 EXHIBIT A - DEV-ATT OI Agreement - Ortho ONE

Date	Ver.	Action By	Action	Result
8/7/2023	1	City Council	Introduced, Second Reading Waived, and Adopted	Pass
7/31/2023	1	Committee of the Whole	Recommended for Introduction, Waiver, Adoption	

### **AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO AN OFFICE & INDUSTRIAL INCENTIVE AGREEMENT WITH ORTHOPEDIC ONE, INC. FOR A PERIOD OF FIVE YEARS; WAIVING SECOND READING**

**WHEREAS**, the City of Gahanna encourages the creation of new job opportunities within the community; and

**WHEREAS**, Orthopedic ONE, Inc., one of the largest physician-owned practices in Central Ohio, desires constructing a new medical office building within the previously approved Crescent Park Community Reinvestment Area (CRA) #4 that is anticipated to bring approximately 215 associates to the City in year one, with a year one projected annual payroll of \$28 million; and

**WHEREAS**, on October 6, 2022, Council approved ORD-0062-2022, which authorized a development agreement with CP Crescent, LLC, the provides for a 10-year, 80 percent abatement of real property taxes; and

**WHEREAS**, within the existing CRA, the City would be obligated to share income and property taxes with the school district for the abatement period of the first ten years; and

**WHEREAS**, ORD-0212-2002 enabled the City of Gahanna to offer an “Office & Industrial (O&I) Incentive”; and

**WHEREAS**, after the expiration of the 10-year abatement, the O&I incentive would be fulfilled with Orthopedic ONE, Inc. in years 11 through 15; and

**WHEREAS**, the City’s Incentive Advisory Committee and Department of Economic Development have investigated the application for O&I Incentive and have recommended the same to City Council on the basis that Orthopedic ONE, Inc. is qualified by financial responsibility and business experience to create new employment opportunities and improve the economic climate of Gahanna; and

**WHEREAS**, the City of Gahanna, having the appropriate authority for the stated type of project, desires providing Orthopedic ONE, Inc. with incentives for the development of the project; and

**WHEREAS**, due to the pending deadlines for Orthopedic ONE, Inc. to secure land and move forward in the development process, the Administration requests a waiver of second reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:**

**Section 1.** That the Mayor is hereby authorized to enter into an Office & Industrial Incentive Agreement with Orthopedic ONE, Inc., main office located at 170 Taylor Station Road, Columbus, OH 43213, in accordance with the terms as specified in EXHIBIT A attached hereto and made a part herein.

**Section 2.** That the second reading is hereby waived.

**Section 3.** That this Ordinance shall be in full force and effect upon passage by this Council and 30 days after date of signature of approval by the Mayor.