

CITY OF OBETZ, OHIO

TAX INCENTIVE REVIEW COUNCIL ANNUAL MEETING
FOR THE YEAR ENDED DECEMBER 31, 2023





**TAX INCENTIVE REVIEW COUNCIL
AUGUST 26, 2024
REPORTING ON CALENDAR YEAR 2023**

PACKET TABLE OF CONTENTS

PAGES	ITEM
2	MEMBERSHIP ROSTER
3	LETTER OF APPOINTMENT/CONFIRMATION
4-7	MEETING AGENDA
8	CRA #1 REPORT
9-12	TIRC ABATEMENT FORMS
13-14	TAX INCREMENT FINANCE REPORT
	TIRC MEETING MINUTES FOR 2023

MEMBERSHIP ROSTER

In accordance with Ohio Revised Code Section 5709.85(A)(2), the following persons comprise the roster of the City of Obetz Tax Incentive Review Council:

“...three members appointed by the board of county commissioners:”

- | | |
|--|-------------|
| 1. County Commissioner Representative: | Carlie Boos |
| 2. County Commissioner Representative: | Lois Carson |
| 3. County Commissioner Representative: | Vacant |

“...two members from each municipal corporation to which the instrument granting the tax exemption applies, appointed by the chief executive officer with the concurrence of the legislative authority of the respective municipal corporations:”

1. City of Obetz Representative: Hon. Angela M. Kirk, Mayor of the City of Obetz/Obetz Resident.
2. City of Obetz Representative: M. Matthew Cramblit, Director of Finance of the City of Obetz/Obetz Resident.

“...two members of each township to which the instrument granting the tax exemption applies, appointed by the board of township trustees of the respective townships:”

- | | |
|--------------------------------------|------------------|
| 1. Madison Township Representative: | Susan Brobst |
| 2. Madison Township Representative: | Derek Robinson |
| 3. Hamilton Township Representative: | Belinda Anderson |
| 4. Hamilton Township Representative: | TBD |

“...the county auditor or the county auditor's designee;”

- | | |
|--------------------------------|-------------------|
| 1. County Auditor or Designee: | Michael Stinziano |
|--------------------------------|-------------------|

“...an individual appointed by the board of education of each city, local, exempted village, and joint vocational school district to which the instrument granting the tax exemption applies.”

- | | |
|--|--------------|
| 1. Groveport Madison Representative: | Adam Collier |
| 2. Hamilton Local Representative: | Brian Wilson |
| 3. Eastland/Fairfield J.V.S. Representative: | TBD |

*“At least two members of the council shall be residents of the municipal corporations or townships to which the instrument granting the tax exemption applies.” Satisfied by Mayor Kirk and Director Cramblit—both Obetz residents.

LETTER OF APPOINTMENT

I, Angela M. Kirk, Mayor of the City of Obetz, Ohio, pursuant to Ohio Revised Code Section 5709.85(A)(2)—and with concurrence of the legislative authority for the City of Obetz, Ohio—hereby appoint the following people to the City of Obetz Tax Review Council. Such appointments shall remain in effect until I rescind them or until I am replaced as Mayor.

Appointees:

1. Angela M. Kirk, Mayor and Obetz Resident.
2. M. Matthew Cramblit, Director of Finance and Obetz Resident.

Executed this 15th day of August 2024.

A handwritten signature in dark ink that reads "Angela M. Kirk". The signature is written in a cursive, flowing style.

Angela M. Kirk, Mayor

OBETZ TAX INCENTIVE REVIEW COUNCIL AGENDA
AUGUST 26, 2024

- I. Call Meeting to Order/Introductions
- II. Approval of Prior Meeting Minutes
- III. Pre 1994 CRA Review
 - A. Obetz CRA #1**
 - 1. 9 abatements
 - 2. No delinquencies
 - 3. Total abated Value: \$121,393,400
 - 4. Forgone Tax: \$2,714,258.56
 - 5. Requirements met.
 - 6. Motion to Accept Report

IV. Post 1994 CRA Review

A. Rohr Road CRA (Hamilton Local School/Hamilton Township)

1. 2155 Rohr Road
 - a. Parcel ID#152-001755
 - b. Owner: LEX Rickenbacker LLC
 - c. Occupants
 - i. Vacant
 - d. Total Employees
 - i. 0
 - ii. Per agreement, employee and payroll requirements to be met in 2024 tax year, 2025 reporting year
 - e. Requirements pending
 - f. Recommend Continuing Abatement.
2. 2240 Creekside Parkway
 - a. Parcel ID#152-001840
 - b. Owner: SREIT Creekside Boulevard LLC
 - c. Occupants
 - i. Meadowbrook Meat Company (MBM/Darden) McLane Foodservice
 - d. Total Employees
 - i. 202 (116 required)
 - ii. Payroll required \$7,549,487/Actual \$8,934,107
 - e. Requirements met.
 - f. Recommend Continuing Abatement.

B. Toy Road CRA (Groveport Madison Schools/Madison Township)

1. One campus-wide agreement
 - a. Owners, Address, Tenant, Parcel ID, and Employees

Owner	Address	Tenant	Parcel ID	Employees
Big Box Property Owner D LLC	5235 Westpoint Drive	TJX HomeGoods	186-000399 186-000403	0
Bromberg Properties LLC	3220 Toy Road	TNT Powerwash	186-000406	74
Granite 5415 Centerpoint LLC	5415 Centerpoint Parkway	Nautilus	186-000409	29
ILPT Obetz LLC	5300 Centerpoint Parkway	Tech Data	186-000410	289
G&I X INDUSTRIAL OH KY LLC	5465 Centerpoint Parkway	ODW Logistics	186-002015	55
Columbus Dev I LLC	5275 Centerpoint Parkway	Shiseido	186-002021	26
Total (400 required)				473

- b. Payroll required \$10M/Actual \$29,623,067.69
 - c. Requirements met.
 - d. Recommend Continuing Abatement.

C. Stambaugh CRA

1. One campus-wide agreement

a. Owners, Address, Tenant, Parcel ID, and Employees

Owner	Address	Tenant	Parcel ID	Employees
Menard, Inc.	650 Gateway Court	Amazon Fulfillment Center	186-002017	2389
BVK US II POOL 01 LLC	2950-2980 Toy Road	Funai Corp	152-001941	28
		Crate and Barrel		9
MOLTO – TOY RD LLC	3188 Toy Rd	Ferguson	152-002156	0
		American Metals		
		ARCO Murray		
BVK US II POOL 01 LLC	2820 Global Court	Owens & Minor	152-001936	68
		Anheuser-Busch Co.		1
Total (1337 required by 2034)				2495

b. Payroll required \$27,809,600M/Actual \$46,470,537.79M

c. Requirements met.

d. Recommend Continuing Abatement.

V. TIF Review

A. Creekside South TIF

1. Start: \$819,450.76
2. Income: \$17,383.59
3. Expense: \$1,640.27
4. End: \$835,194.08

B. Toy Road TIF

1. Start: \$97,546.88
2. Income: \$501,078.34
3. Expense: \$597,902.74
4. End: \$722.48
5. Purpose: Debt Service covered by Letter of Credit from Developer

C. Stambaugh TIF

1. Start: \$234,103.84
2. Income: \$58,188.68
3. Expense: \$292,199.71
4. End: \$92.81

VI. Other Business

VII. Adjournment

1 City of Obetz, Ohio
2 Tax Incentive Review Council Annual Meeting
3 For the Year Ended December 31, 2022

4

5

6 Moderated by Michael Stinziano

7 Tuesday, August 22, 2023

8 12:32 p.m.

9

10

11 City of Obetz
12 4175 Alum Creek Drive
13 Obetz, OH 43207
14 (614) 491-1080

15

16

17

18

19 Reported by: Nic Joseph

20 JOB NO.: 6062438

21

22

23

24

A P P E A R A N C E S

List of Attendees:

Angela Kirk, Mayor, City of Obetz

Matt Cramblit, Finance Director, City of Obetz

Kelan Craig, Franklin County Commissioner Appointee

Carlie Boos, Franklin County Commissioner Appointee

Susan Brobst, Madison Township Administrator

Brian Wilson, Treasurer, Hamilton Local Schools

Steven Adams, Director of Economic Development, City

of Obetz

Gene Hollins, Law Director, City of Obetz

Will Scarbrough, TIRC Representative

1 P R O C E E D I N G S

2 THE CHAIRMAN: Welcome to the Village
3 of Obetz and the City of Obetz for the Tax Incentive
4 Review Council Meeting. Today is August 22, 2023.
5 I'm Michael Stinziano; that means I am the Chair of
6 the TIRC and also the County Auditor.

7 So always good to be down in Obetz.
8 I'm looking forward not only to our TIRC but to our
9 Zucchini Festival. And then after that, my son is
10 actually coming down this Saturday for a soccer match.

11 MS. KIRK: Nice.

12 THE CHAIRMAN: Yeah.

13 So a lot of a -- a heck of a lot of
14 golden opportunities coming up in the Stinziano
15 household in the next few days, so I'm looking forward
16 to it.

17 For purposes of the record, we are
18 going to ask each TIRC member or designee to please
19 immediately state your name and the agency you're
20 representing.

21 I'll begin: Franklin County Auditor
22 Michael Stinziano. I'm from the Village of Obetz.
23 MS. KIRK: I'm Angela Kirk, Mayor
24 from -- of the City of Obetz.
25 MR. CRAMBLIT: I'm Matt Cramblit. I'm

1 Finance Director for the City of Obetz.

2 THE CHAIRMAN: Thank you.

3 From the Franklin County Board of
4 Commissioners?

5 MR. CRAIG: Kelan Craig, the County
6 Commissioner's appointee.

7 MS. BOOS: Carlie Boos, Commissioner
8 appointee.

9 THE CHAIRMAN: From Madison Township?

10 MS. BROBST: I'm Susan Brobst,
11 Administrator.

12 THE CHAIRMAN: From Hamilton Township?

13 The Rep from Madison Schools and
14 Eastland-Fairfield Career & Technical Schools?

15 Hamilton Local Schools?

16 MR. WILSON: Brian Wilson, Hamilton
17 Local Schools.

18 THE CHAIRMAN: Brian, you were just
19 waiting for that one. And I can tell that because
20 it's on the other side of the piece of paper.

21 I'll ask if there are any individuals
22 from the Village of Obetz that would like to introduce
23 themselves for the purposes of the record.

24 MR. ADAMS: Steve Adams, I'm Director
25 of Economic Development.

1 THE CHAIRMAN: And anyone from the
2 Auditor's Office that would like to introduce
3 themselves?

4 MS. KIRK: We have Gene also.

5 Go ahead, Gene.

6 THE CHAIRMAN: He was looking cool, and
7 I didn't want to bother him.

8 MS. KIRK: That's all right, Mike. I
9 don't want to let him to look cool any longer.

10 MR. HOLLINS: For the record: Gene
11 Hollins, the Law Director for the City of Obetz.

12 THE CHAIRMAN: Thank you.

13 And then from the Auditor's Office?

14 MR. SCARBROUGH: Will -- no, I don't
15 like that -- Will Scarbrough, TIRC Representative.

16 THE CHAIRMAN: Thank you, Will.

17 And I appreciate everyone's gathering
18 of the information and getting us prepared for today's
19 meeting. Are there any additional stakeholders or
20 anyone from the public that would wish to introduce

21 themselves for purposes of the minutes?

22 Hearing none, then thank you everyone

23 for being in attendance. We'll review -- we will

24 begin with the review of last year's minutes, dated

25 August 25, 2022.

1 Are there any corrections or changes?

2 MS. KIRK: No.

3 THE CHAIRMAN: Hearing no further
4 review, I'd like to seek a motion for approval.

5 MS. KIRK: Motion made.

6 MS. BOOS: I second.

7 THE CHAIRMAN: It's been moved and
8 seconded.

9 All of those in favor, please signify
10 by voting "aye."

11 MULTIPLE SPEAKERS: Aye.

12 THE CHAIRMAN: And the same sign for
13 any oppositions and any abstentions.

14 The minutes have passed. We will begin
15 with the Pre-'94 CRA that we will review, and vote on
16 the status of each Pre-'94 CRA Report for Tax Year
17 2022.

18 I believe Steve is going to present.

19 MR. ADAMS: Thank you, Chairman, and
20 the honorary guests here from the Council of the TIRC.

21 I appreciate you coming out today on such a warm day;
22 I did turn the AC up as high -- as high as I could, to
23 kind of get it going.

24 We are going to first review the
25 Pre-'94 named CRA No. 1. CRA No. 1 has eight

1 abatements; there are currently no delinquencies. The
2 total abated value is \$129,320,200; the foregone tax
3 is \$2,774,738.76. All requirements have been met, and
4 there is a motion to accept.

5 THE CHAIRMAN: Thank you for the report
6 and the recommendation.

7 Are there any questions or comments?

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

10 MR. CRAIG: So moved.

11 MS. KIRK: Seconded.

12 THE CHAIRMAN: It's been moved and
13 seconded.

14 All of those in favor, please signify
15 that by voting "aye."

16 MULTIPLE SPEAKERS: Aye.

17 THE CHAIRMAN: And the same sign from
18 the oppositions and any abstentions.

19 The report is accepted.

20 MR. ADAMS: Thank you.

21 Next is the Post-1994 CRA to review,
22 the Rohr Road CRA, which is also Hamilton Local
23 Schools and Hamilton Township.
24 THE CHAIRMAN: Steve, I don't mean to
25 interrupt. So I have two votes for the previous -- it

1 was the presentation for both Hamilton and Madison?

2 MR. ADAMS: Yes, correct.

3 THE CHAIRMAN: Okay. So I apologize.

4 So the first vote was on Hamilton Township and
5 Hamilton Local Schools, which was seven parts of this
6 one -- of the presentation?

7 MR. ADAMS: Yes, and now you have --

8 THE CHAIRMAN: So that's been moved and
9 seconded, and we voted on that. Next, we'll do the
10 Madison Township and Groveport Madison Schools -- one
11 parcel, same presentation, so we don't have to make
12 any changes?

13 MR. ADAMS: Correct.

14 THE CHAIRMAN: I would love to seek a
15 motion to accept the report and find it in compliance.

16 MS. KIRK: Motion made.

17 MS. BROBST: Seconded.

18 THE CHAIRMAN: It's been moved and
19 seconded.

20 All of those in favor, please signify

21 by voting "aye."

22 MULTIPLE SPEAKERS: Aye.

23 THE CHAIRMAN: And the same sign for

24 any oppositions and any abstentions?

25 The report is accepted, and now we're

1 happy to go over the Post-'94.

2 MR. ADAMS: Thank you, Sir.

3 All right. So Rohr Road --

4 THE REPORTER: I'm so sorry for the
5 interruption, but I am having -- but I am actually
6 having some technical difficulties. Can we go off the
7 record for a moment?

8 THE CHAIRMAN: Sure, we can.

9 THE REPORTER: Thank you. I am so
10 sorry.

11 We are going to go off the record at
12 12:37 p.m.

13 (Off the record.)

14 THE REPORTER: We are back on the
15 record at 12:38 p.m.

16 THE CHAIRMAN: So we will review and
17 vote on the status of each Post-'94 CRA Abatement
18 Report for the Tax Year 2022.

19 We'll begin with Rohr Road CRA,
20 Hamilton Local -- Hamilton Township Local Schools,

21 2120 Creekside Parkway, Duke Realty?

22 MR. ADAMS: Correct.

23 Parcel No. 152-001756: Owner, Duke

24 Realty Ohio. Occupants are Geodis-Wellpet; total

25 employees, 102. No payroll requirements for this CRA,

1 but the actual payroll is \$5,496,119. Requirements
2 are met pursuant to the agreement modified by -- as
3 signed and executed March 20th of 2012, approved by
4 Council on January 23, 2012, Ordinance 01-12.

5 Recommend continuing of the abatement.

6 THE CHAIRMAN: Thank you for the report
7 and recommendation.

8 Are there any questions or comments
9 from the members of the board? Hearing no further
10 need to review, I'd like to seek a motion to accept
11 the report and find it in compliance.

12 MS. KIRK: Motion made.

13 MR. CRAIG: Second.

14 THE CHAIRMAN: It's been moved and
15 seconded.

16 All of those in favor, please signify
17 it by voting "aye."

18 MULTIPLE SPEAKERS: Aye.

19 THE CHAIRMAN: And the same sign for
20 any oppositions and any abstentions.

21 The report is accepted.

22 And the next one will be 2240 Creekside

23 Parkway -- SREIT Creekside Parkway?

24 MR. ADAMS: Correct.

25 Parcel ID No. 152-001840: The owner is

1 SREIT Creekside Boulevard, LLC. Occupants are
2 Meadowbrook Meat Company, or MBM/Darden, and McLane
3 Foodservices. The total employees are 162; the
4 requirement is only 116. The payroll required is
5 \$7,549,487; the actual payroll is \$7,771,257. The
6 requirements are met. I recommend continuing the
7 abatement.

8 THE CHAIRMAN: Thank you for the report
9 and recommendation.

10 Are there any questions or comments?
11 Hearing none, I would like to seek a motion for
12 approval.

13 MS. BOOS: So moved.

14 MR. CRAIG: I second.

15 THE CHAIRMAN: It's been moved and
16 seconded.

17 All of those in favor, please signify
18 that by voting "aye."

19 MULTIPLE SPEAKERS: Aye.

20 THE CHAIRMAN: And the same sign for

21 any oppositions and any abstentions.

22 The report is accepted, and the next
23 will be Toy Road and its CRA.

24 MR. ADAMS: Yes.

25 So the next two are what will be

1 considered a campus-wide agreement: Toy Road CRA,
2 Groveport Madison, and Madison Township.

3 So first parcel, 186-00399 and 000403,
4 it is for a TJX HomeGoods with 34 employees. The
5 second is 186-00406, a TNT Power Wash with 59
6 employees. Third, 186-00409, 23 employees for
7 Nautilus. 186-00410, 342 employees for Tech Data.
8 ODW Logistics has 2015 and 74 employees. And Shiseido
9 is 186-002021, with 345 total employees.

10 The employee requirement for this,
11 campus-wide, is 400, and we are currently at 877.
12 There is a payroll requirement of \$10 million; the
13 actual payroll is \$38,747,867.40. The requirements
14 are met, and we recommend to continue the abatement.

15 THE CHAIRMAN: Thank you for the report
16 and recommendation.

17 Any questions or comments? Hearing no
18 further review, I'd like to seek a motion to accept
19 the report and find it in compliance.

20 MS. BROBST: Motion made.

21 MR. WILSON: Second.

22 THE CHAIRMAN: It's been moved and
23 seconded.

24 All of those in favor, please signify
25 that by voting "aye."

1 MULTIPLE SPEAKERS: Aye.

2 THE CHAIRMAN: And the same sign for
3 any oppositions and any abstentions.

4 The report is accepted, and the last
5 one is the Menard Incorporated.

6 MR. ADAMS: The Stambaugh CRA is
7 also --

8 THE CHAIRMAN: Yep, the Stambaugh CRA.
9 You're right, and I apologize.

10 MR. ADAMS: Yeah. Are you good?

11 THE CHAIRMAN: I'm great.

12 MR. ADAMS: Excellent, thank you.

13 So the Stambaugh CRA is another campus-
14 wide agreement with Amazon Fulfillment Center, with
15 Parcel 186-002017 and 2,186 employees. The second,
16 152-001941, 165 employees for Crate & Barrel. And the
17 third, 152-001936, for Owens & Minor and
18 Anheuser-Busch, with one single employee.

19 The total employee requirement is 1337,
20 and that requirement -- it was taken out to 2034. We

21 have already satisfied that with 2,352 employees. The
22 payroll requirement, \$27,809,000. We have
23 \$43,974,000. The requirements are met, and we're
24 recommending continuing the abatement.

25 THE CHAIRMAN: Thank you for the report

1 and recommendation.

2 Any questions or comments? Hearing no
3 further review, I'd like to seek a motion to accept
4 the report and find it in compliance.

5 MR. CRAMBLIT: So moved.

6 MS. BOOS: Seconded.

7 THE CHAIRMAN: It's been moved and
8 seconded.

9 All of those in favor, please signify
10 that by voting "aye."

11 MULTIPLE SPEAKERS: Aye.

12 THE CHAIRMAN: And the same sign for
13 any oppositions and any abstentions.

14 The report is accepted, and we'll now
15 move to the TIF Report. We will review and vote on
16 the Village of and the City of Obetz TIF District
17 Status Report for the Tax Year 2022.

18 MR. ADAMS: So we have -- we have three
19 to review today. Creekside -- Creekside South TIF, we
20 started with a balance of 625 million -- \$625,847.58.

21 The income was \$195,813. Expenses were \$2,210. We
22 ended with \$819,450.

23 Toy Road TIF, it started with \$157.96.

24 It had an income of \$160,000, expenses of \$98,305, and
25 ended with \$97,546.88. This is the one that's covered

1 by a debt service, with a letter of credit for the
2 developer. I wanted to make a note of that.

3 The last is the Stambaugh TIF. It
4 started at \$175,780. The income was \$58,882, the
5 expenses were \$559.46, and we ended with \$175,780.59.

6 Any questions?

7 THE CHAIRMAN: Thank you for the
8 report.

9 Are there any questions or comments
10 from the members of the board?

11 So there were three TIFs presented, and
12 we have to take a vote on each one. So we will begin
13 with the Creekside South TIF in Hamilton Township.

14 Any questions or comments?

15 Hearing no further review, I'd like to
16 seek a motion for approval and finding it in
17 compliance.

18 MS. KIRK: Motion made.

19 MR. CRAMBLIT: I second.

20 THE CHAIRMAN: It's been moved and

21 seconded.

22 All of those in favor, please signify
23 that by voting "aye."

24 MULTIPLE SPEAKERS: Aye.

25 THE CHAIRMAN: And the same sign for

1 any oppositions and any abstentions.

2 The report is accepted, and the next
3 one will be the Toy Road TIF in Madison Township. Any
4 questions or comments?

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

8 MS. BOOS: So moved.

9 MR. CRAMBLIT: Second.

10 THE CHAIRMAN: It's been moved and
11 seconded.

12 All of those in favor, please signify
13 that by voting "aye."

14 MULTIPLE SPEAKERS: Aye.

15 THE CHAIRMAN: And the same sign for
16 any oppositions and any abstentions.

17 The report is accepted, and our final
18 is the Stambaugh TIF in Madison and Hamilton Township.
19 Any questions or comments?

20 Hearing no further review, I'd like to

21 seek a motion to accept the report after finding it in
22 compliance.

23 MR. CRAIG: So moved.

24 MR. CRAMBLIT: I second.

25 THE CHAIRMAN: It's been moved and

1 seconded.

2 All of those in favor, please signify
3 that by voting "aye."

4 MULTIPLE SPEAKERS: Aye.

5 THE CHAIRMAN: And the same sign for
6 any oppositions and any abstentions.

7 The report is accepted, and do we have
8 any other business before today's TIRC annual meeting?

9 Hearing no other business, we are
10 adjourned.

11 MS. KIRK: All right. Thank you.
12 Thank you.

13 THE REPORTER: We are going to go off
14 the record at 12:45 p.m.

15 (Whereupon, the meeting concluded at
16 12:45 p.m.)

17

18

19

20

1 CERTIFICATE OF DEPOSITION OFFICER

2 I, NIC JOSEPH, the officer before whom the
3 foregoing proceedings were taken, do hereby certify
4 that any witness(es) in the foregoing proceedings,
5 prior to testifying, were duly sworn; that the
6 proceedings were recorded by me and thereafter reduced
7 to typewriting by a qualified transcriptionist; that
8 said digital audio recording of said proceedings are a
9 true and accurate record to the best of my knowledge,
10 skills, and ability; that I am neither counsel for,
11 related to, nor employed by any of the parties to the
12 action in which this was taken; and, further, that I
13 am not a relative or employee of any counsel or
14 attorney employed by the parties hereto, nor
15 financially or otherwise interested in the outcome of
16 this action.

<%25587,Signature%>

17 NIC JOSEPH

18 Notary Public in and for the

19 State of Ohio

20

1 CERTIFICATE OF TRANSCRIBER

2 I, RACHEL HURST, do hereby certify that this
3 transcript was prepared from the digital audio
4 recording of the foregoing proceeding, that said
5 transcript is a true and accurate record of the
6 proceedings to the best of my knowledge, skills, and
7 ability; that I am neither counsel for, related to,
8 nor employed by any of the parties to the action in
9 which this was taken; and, further, that I am not a
10 relative or employee of any counsel or attorney
11 employed by the parties hereto, nor financially or
12 otherwise interested in the outcome of this action.

13

14 <%30665,Signature%>

15 RACHEL HURST

16

17

18

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20



CITY OF OBETZ
RECORD OF ORDINANCES

ORDINANCE: 27 – 23

PASSED: September 11, 2023

AN ORDINANCE ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL REGARDING SEVERAL CITY TAX INCENTIVES AND DECLARING AN EMERGENCY

WHEREAS, the City of Obetz has the statutory authority to create various zones that provide economic development incentives, which include Community Reinvestment Areas (CRAs) and Tax Increment Financing Districts (TIFs); and,

WHEREAS, upon their creation of such zones, the City may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and,

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between the City and the private sector entities to establish compliance to the terms of the agreements; and,

WHEREAS, each TIRC is mandated to review and make a formal recommendation as to the compliance of the terms of each agreement within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and,

WHEREAS, the recommendations of each TIRC are required to be forwarded to Council within 60 days of making the recommendation and Council is required to act upon those recommendations; and,

WHEREAS, the TIRC recommended that all reports submitted by Obetz be accepted and all abatements continued.

NOW THEREFORE, BE IT ORDAINED BY THE OBETZ COUNCIL OF OBETZ OHIO THAT:

Section 1. The Tax Incentive Review Council, which is required to review agreements as of December 31, 2022, has done so prior to September 1, 2023 and has forwarded its recommendations to the Council.

Section 2. Council accepts the recommendations of the TIRC.

Section 3. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety or welfare of this City and for the further reason that this ordinance is required to be immediately effective in order to ensure continuance of the City's tax incentives; WHEREFORE, this Ordinance shall be in full force and effect immediately upon its passage.

Passed this 11 day of September, 2023.

ATTESTS:

Stacey Boumis
Stacey Boumis, Clerk of Council

Angela M. Kirk
Angela M. Kirk, Mayor

Michael Kimbler
Michael Kimbler, Council Pres. Pro-Tem

APPROVED AS TO FORM

Eugene Hollins
Eugene Hollins, Esq., Law Director

CERTIFICATION OF PUBLICATION

Pursuant to the City Charter, I, Stacey E. Boumis, Clerk of Council of the City of Obetz, Ohio, do hereby certify that Ordinance 27-23 was duly posted at 1:00 PM (time) on the 13 day of September, 2023, at the Obetz Government Center, Obetz Athletic Club, and Obetz Community Center as well as on the Obetz website.



Stacey Boumis
Stacey Boumis, Clerk

9/13/23
Date

[illegible]

Name of TIRC
 Company Name (Property Owner)
 Community Reinvestment Area

City of Obetz
 SREI Creekside Blvd
 Obetz - Rohr Road

Date of TIRC 8/26/2024

General Agreement Terms

CRA Type
 No. Years
 2012
 % of Value Abated

New Construction
 15
 2026
 100%

Project Details/History:

The project is a 125,000+/-distribution facility completed in January of 2013

Compliance History

2019: In Compliance
 2020: In Compliance
 2021: In Compliance
 2022: In Compliance



Tenants
 Parcel #(s)
 Street Address

McLane
 152-001840-00
 2240 Creekside Pkwy
 Lockbourne, Ohio 43137

AGREEMENT BENCHMARKS

Required Real Estate Only
 Investment: \$5,000,000.00
 Required Investment Completion
 Date: 8/30/2012

Required Number of Jobs Retained: 0
 Required Payroll Retained: \$0.00
 Required New Creation: 116
 Required New Annual Payroll: \$6,161,600.00
 Jobs/Payroll Completion
 Requirement Date: 12/27/2027
 Building Description/Use: Distribution
 Community Involvement: None
 Other Benchmarks: None
 Additional Materials Submitted? No

AS VERIFIED

Real Estate Only Invested: \$5,042,100.00
 Date Investment Completed: 1/31/2013

Actual Retained Jobs: 0
 Actual Retained Payroll: \$0.00
 Current Job Count: 162
 Current Payroll: \$7,771,257.00

Total Appraised Value: \$5,439,000.00
 Total Value Abated: \$4,170,900.00
 Annual Tax Paid: \$29,125.54
 Forgone Tax: \$97,891.88
 Delinquent Tax: \$0.00
 Vacancies: None
 Municipality's
 Recommendation Continue

TIRC Recommendation:

Further Requirements, Instructions, and/or Details



Name of TIRC	City of Obetz
Company Name (Property Owner)	Cubes Rickenbacker-LEX
Community Reinvestment Area	Rickenbacker LLC. - Rohr Road

Date of TIRC	8/26/2024
General Agreement Terms	
CRA Type	New Construction
No. Years	15
2021	2035
% of Value Abated	100%

Project Details/History:
The project is a 320,000+/- sq.ft. distribution facility completed in March 2022.



Compliance History
2022: In Compliance

Tenants	
Parcel #(s)	152-001755-00
Street Address	2155 Rohr Road Lockbourne, Ohio 43137

AGREEMENT BENCHMARKS

Required Real Estate Only Investment:	\$20,000,000.00
Required Investment Completion Date:	3/30/2022
Required Number of Jobs Retained:	0
Required Payroll Retained:	\$0.00
Required New Creation:	300
Required New Annual Payroll:	\$1,500,000.00
Jobs/Payroll Completion Requirement Date:	12/31/2024
Building Description/Use:	Distribution
Community Involvement:	None
Other Benchmarks:	None
Additional Materials Submitted?	No
Performance Statistics (if Any)	None

AS VERIFIED

Real Estate Only Invested:	20,000,000.00
Date Investment Completed:	
Actual Retained Jobs:	0
Actual Retained Payroll:	\$0.00
Current Job Count:	0
Current Payroll:	\$0.00
Total Appraised Value:	\$30,179,700.00
Total Value Abated:	\$19,727,000.00
Annual Tax Paid:	\$57,237.00
Forgone Tax:	\$438,799.70
Delinquent Tax:	\$0.00
Vacancies:	None

Municipality's Recommendation Continue

TIRC Recommendation: _____

Further Requirements, Instructions, and/or Details



Name of TIRC	City of Obetz
Company Name (Property Owner)	Multiple
Community Reinvestment Area	Obetz - Toy Road

Date of TIRC	8/26/2024
General Agreement Terms	
CRA Type	New Construction
No. Years	15
Various	Various
% of Value Abated	100%

Project Details/History:

The Toy Road CRA arises from a campus-wide agreement currently comprising several parcels and buildings which are reported in the aggregate for comparison to the contractual terms governing the campus. The current buildings are owned by: ICON EX US PROPERTIES OWNER POOL 3 MIDWEST/SOUTHEAST LLC, BIG BOX PROPERTY OWNER D LLC, BIG BOX PROPERTY OWNER D LLC, BROMBERG PROPERTIES LLC, GRANITE 5415 CENTERPOINT LLC, ILPT OBETZ LLC, G&I X INDUSTRIAL OH KY LLC, and COLUMBUS DEV I LLC. Each building is granted a 100%/15 year abatement as it comes online. The current abatements expire in: 2021, 2023, 2024, 2027, 2028, 2028, 2030, and 2035.



Compliance History

2019: In Compliance; 2020 In Compliance; 2021 In Compliance; 2022 In Compliance

Tenants	Multiple
Parcel #(s)	186-000399, 186- 000403, 186-0000406, 183- 000409, 186-000410, 186- 002015, 186-002021
Street Address	Multiple

AGREEMENT BENCHMARKS

Required Real Estate Only Investment:	\$79,800,000.00
Required Investment Completion Date:	12/1/2016
Required Number of Jobs Retained:	0
Required Payroll Retained:	0
Required New Creation:	410
Required New Annual Payroll:	\$10,630,000.00

Jobs/Payroll Completion Requirement Date:	12/31/2015
Building Description/Use:	Distribution
Community Involvement:	None
Other Benchmarks:	None
Additional Materials Submitted?	No
Performance Statistics (if Any)	None

AS VERIFIED

Real Estate Only Invested:	\$172,254,800.00
Date Investment Completed:	12/31/2016
Actual Retained Jobs:	0
Actual Retained Payroll:	0
Current Job Count:	473
Current Payroll:	\$29,623,067.69

Total Appraised Value:	\$196,075,600.00
Total Value Abated:	\$184,955,100.00
Annual Tax Paid:	\$908,046.22
Forgone Tax:	\$4,324,510.47
Delinquent Tax:	\$0.00
Vacancies:	None

Municipality's Recommendation Continue

TIRC Recommendation:

Further Requirements, Instructions, and/or Details

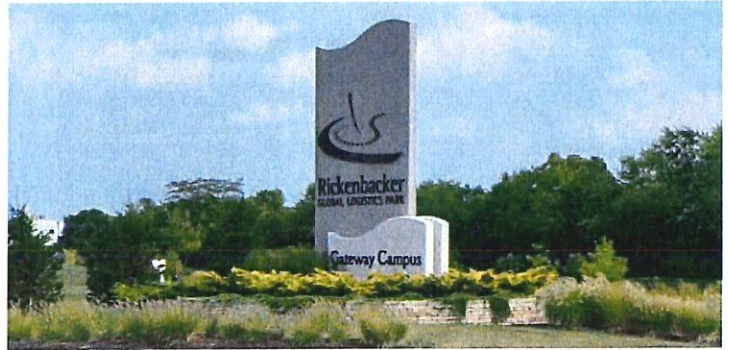


Name of TIRC City of Obetz
 Company Name (Property Owner) Multiple
 Community Reinvestment Area Obetz - Stambaugh

Date of TIRC 8/22/2022
General Agreement Terms
 CRA Type New Construction
 No. Years 15
 Various Various
 % of Value Abated 100%

Project Details/History:

The Stambaugh CRA arises from a campus-wide agreement currently comprising several parcels and buildings which are reported in the aggregate for comparison to the contractual terms governing the campus. The current buildings are owned by: BVK US II POOL 01 LLC, BVK US II POOL LLC, AND MENARD INC. Each building is granted a 100%/15 year abatement as it comes online. The current abatements expire in: 2031, 2032 and 2032.



Compliance History

2019: In Compliance; 2020: In Compliance; 2021 In Compliance; 2022 In Compliance

Tenants Various
 152-001936-00, 152-001941-00,
Parcel #(s) 152-002156-00, 186-002017-00,
Street Address

AGREEMENT BENCHMARKS

Required Real Estate Only
 Investment: \$63,317,200.00
 Required Investment Completion
 Date: 12/31/2034
 Required Number of Jobs Retained: 0
 Required Payroll Retained: \$0.00
 Required New Creation: 1337
 Required New Annual Payroll: \$27,809,600.00
 Jobs/Payroll Completion
 Requirement Date: 12/31/2034
 Building Description/Use: Distribution
 Community Involvement: None
 Other Benchmarks: None
 Additional Materials Submitted? No
 Performance Statistics (if Any) None

AS VERIFIED

Real Estate Only Invested: \$77,058,200.00
 Date Investment Completed: 12/31/2017
 Actual Retained Jobs: 0
 Actual Retained Payroll: \$0.00
Current Job Count: 2389
 Current Payroll: \$43,012,812.18
 Total Appraised Value: \$117,690,700.00
Total Value Abated: \$103,226,400.00
 Annual Tax Paid: \$304,898.98
 Forgone Tax: \$2,413,542.99
Delinquent Tax: \$0.00
Vacancies: None
 Municipality's
 Recommendation Continue

TIRC Recommendation: _____

Further Requirements, Instructions, and/or Details



CITY OF OBETZ, FRANKLIN COUNTY

8/20/2024 4:31:32 PM

Fund Ledger

UAN v2024.2

Year 2023

Post Date	Transaction Date	Source / Vendor / Payee	Reasoning	Account Code	ID	PO / BC Receipt	Warrant / Charges Number	Debit Expenditure	Credit Revenue	Pooled	Non - Pooled	Fund Balance
Fund: 2401 - CREEKSIDE SOUTH TIF FUND									Fund Beginning Balance	\$0.00	\$0.00	\$0.00
01/01/2023			CARRY FORWARD FUND: 2401	2401						\$819,450.76	\$0.00	\$819,450.76
04/10/2023	05/03/2023	FRANKLIN COUNTY AUDITOR		2401-740-344-0000	236984	R439-2023		\$1,640.27		\$817,810.49	\$0.00	\$817,810.49
04/10/2023	05/03/2023	FRANKLIN COUNTY AUDITOR	1st half 2023 real estate settlement	2401-830-0000	236984	R439-2023			\$17,383.59	\$835,194.08	\$0.00	\$835,194.08
Total for Fund 2401:								\$1,640.27	\$17,383.59			
YTD:								\$1,640.27	\$17,383.59			
Fund: 2402 - TOY ROAD TIF FUND									Fund Beginning Balance	\$0.00	\$0.00	\$0.00
01/01/2023			CARRY FORWARD FUND: 2402	2402						\$97,546.88	\$0.00	\$97,546.88
04/10/2023	05/03/2023	FRANKLIN COUNTY AUDITOR		2402-740-344-0000	236984	R439-2023		\$3,253.69		\$94,293.19	\$0.00	\$94,293.19
04/10/2023	05/03/2023	FRANKLIN COUNTY AUDITOR	1st half 2023 real estate settlement	2402-830-0000	236984	R439-2023			\$288,346.10	\$382,639.29	\$0.00	\$382,639.29
05/04/2023	05/04/2023	HUNTINGTON NATIONAL BANK		2402-850-790-0000	237168	PO 499-2023	71081	\$382,639.29		\$0.00	\$0.00	\$0.00
09/25/2023	10/06/2023	FRANKLIN COUNTY AUDITOR		2402-740-344-0000	246783	R1167-2023		\$2,404.93		-\$2,404.93	\$0.00	-\$2,404.93
09/25/2023	10/06/2023	FRANKLIN COUNTY AUDITOR	2nd Half 2022 Real Estate Settlement	2402-830-0000	246783	R1167-2023			\$212,732.24	\$210,327.31	\$0.00	\$210,327.31
11/22/2023	12/04/2023	Negative Adjust Receipt for FRANKLIN CC	Real Estate Assessment Refund	2402-740-344-0000	250485	R1167-2023		-\$722.48		\$211,049.79	\$0.00	\$211,049.79
12/22/2023	12/22/2023	HUNTINGTON NATIONAL BANK		2402-850-790-0000	251933	PO 914-2023	72543	\$210,327.31		\$722.48	\$0.00	\$722.48
Total for Fund 2402:								\$597,902.74	\$501,078.34			
YTD:								\$597,902.74	\$501,078.34			
Fund: 2404 - STAMBAUGH TIF									Fund Beginning Balance	\$0.00	\$0.00	\$0.00
01/01/2023			CARRY FORWARD FUND: 2404	2404						\$234,103.84	\$0.00	\$234,103.84
04/10/2023	05/03/2023	FRANKLIN COUNTY AUDITOR		2404-740-344-0000	236984	R439-2023		\$328.29		\$233,775.55	\$0.00	\$233,775.55
04/10/2023	05/03/2023	FRANKLIN COUNTY AUDITOR	1st half 2023 real estate settlement	2404-830-0000	236984	R439-2023			\$29,094.33	\$262,869.88	\$0.00	\$262,869.88
09/25/2023	10/06/2023	FRANKLIN COUNTY AUDITOR		2404-740-344-0000	246783	R1167-2023		\$328.91		\$262,540.97	\$0.00	\$262,540.97
09/25/2023	10/06/2023	FRANKLIN COUNTY AUDITOR	2nd Half 2022 Real Estate Settlement	2404-830-0000	246783	R1167-2023			\$29,094.35	\$291,635.32	\$0.00	\$291,635.32
11/22/2023	12/04/2023	Negative Adjust Receipt for FRANKLIN CC	Real Estate Assessment Refund	2404-740-344-0000	250485	R1167-2023		-\$98.81		\$291,734.13	\$0.00	\$291,734.13
12/22/2023	12/22/2023	DRCS, LLC		2404-850-790-0000	251932	PO 712-2023	72542	\$204,889.65		\$86,844.48	\$0.00	\$86,844.48
12/22/2023	12/22/2023	DRCS, LLC		2404-850-790-0000	251932	PO 913-2023	72542	\$86,751.67		\$92.81	\$0.00	\$92.81
Total for Fund 2404:								\$292,199.71	\$58,188.68			
YTD:								\$292,199.71	\$58,188.68			
Report Total for Selected Funds:								\$891,742.72	\$576,650.61			
Report YTD Total for Selected Funds:								\$891,742.72	\$576,650.61			

Abatement Report

Name of TIRC Obetz
Company Name Lex Rickenbacker LLC

CRA Type CRA

First Year 2021 **Last Year** 2035
Abatement Purpose New Construction
Terms & Percentage 15 / %
Building Description/Use Commercial Development
Tenants Vacancy

Project Details/History

This project is a 320,190 square foot building for warehousing, distribution, fulfillment center (Business to Business and direct to consumer) uses.

Tax Year 2023
Total Appraised Value \$22,300,200

Total Value Abated \$19,727,000

Annual Tax Paid \$57,237.9
Foregone Tax \$438,799.7
Municipalities Opinion on Compliance? Yes
Parcel Numbers 152-001755

Vacancies Vacancy

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment
\$20,000,000
Investment Completion Date December 30, 2020
Number of Retained Jobs

Payroll Retained \$
Number of New Jobs Created 300
New Payroll Created \$1,500,000
Jobs/Payroll Created By December 30, 2024

Other Agreement Benchmarks Building completed in Q1 2021
Notes

As Verified

Real Estate Only Invested \$20,000,000
Date Investment Completed March 31, 2021
Actual Retained Jobs 0

Payroll Dollars Retained \$0
New Jobs Created 0
New Payroll Dollars Created \$0
Community Involvement None

Partnering with Jobs Ohio, One Columbus and CBRE to locate tenant(s). 2024 is the 3rd year of the CRA and the first year to satisfy the 300 employees and \$1,500,000 in annual

Abatement Report

Name of TIRC Obetz

Company Name SREIT Creekside (previous owner Ohio Becknell)

CRA Type Obetz Rohr Rd CRA

First Year 2011 **Last Year** 2025

Abatement Purpose New Construction

Terms & Percentage 15 / 100%

Building Description/Use Distribution Warehouse

Tenants McLane Companies (Ohio Bucknell Investors 2007, LLC)

Tax Year 2023

Total Appraised Value \$7,879,500

Total Value Abated \$6,226,300

Annual Tax Paid \$36,773.78

Foregone Tax \$138,495.71

Municipalities Opinion on Compliance? Yes

Parcel Numbers 152-001840

Vacancies None

Project Details/History

The project is a 125,000+/- sq.ft. distribution facility completed in January 2013.

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment

\$10,000,000

Investment Completion Date August 29, 2012

Number of Retained Jobs 0

As Verified

Real Estate Only Invested \$5,042,100

Date Investment Completed August 30, 2012

Actual Retained Jobs 0

Other Agreement Benchmarks None
Notes

Abatement Report

Name of TIRC Obetz

Company Name Big Box Property Owner d, LLC et al.

CRA Type Obetz Toy Rd CRA

First Year 2009 **Last Year** 2023

Abatement Purpose New Construction

Terms & Percentage 15 / 100%

Building Description/Use Distribution Warehouse

Tenants Multiple

Project Details/History

The Toy Road CRA arises from a campus-wide agreement currently comprising several parcels and buildings which are reported in the aggregate for comparison to the contractual terms governing the campus. The current buildings are owned by: ICON EX US PROPER

Tax Year 2023

Total Appraised Value \$196,075,100

Total Value Abated \$177,938,100

Annual Tax Paid \$440,795.82

Foregone Tax \$4,324,510.47

Municipalities Opinion on Compliance? Yes

Parcel Numbers 186-000399, 186-000403, 186-000406, 186-000409, 186-000410, 186-002015, 186-002021

Vacancies 186-000399 & 186-000403 TJX

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment

\$79,800,000

Investment Completion Date November 30, 2016

Number of Retained Jobs 0

Payroll Retained \$0

Number of New Jobs Created 400

New Payroll Created \$10,630,000

Jobs/Payroll Created By December 30, 2015

Other Agreement Benchmarks None
Notes

As Verified

Real Estate Only Invested \$172,254,800

Date Investment Completed December 31, 2016

Actual Retained Jobs 473

Payroll Dollars Retained \$29,623,067.69

New Jobs Created 0

New Payroll Dollars Created \$0

Community Involvement None

Abatement Report

Name of TIRC Obetz

Company Name Mernard, Inc., BVK US II Pool 01, LLC

CRA Type Obetz Stambaugh Rd CRA

First Year 2017 **Last Year** 2031

Abatement Purpose New Construction

Terms & Percentage 15 / 100%

Building Description/Use Distribution/E-Comm

Tenants Amazon, Crate & Barrel, Funai Corp., Anheuser Busch, Owens & Minor, Ferguson/American Metals/ARCO Murray

Tax Year 2023

Total Appraised Value \$117,690,700

Total Value Abated \$103,226,400

Annual Tax Paid \$337,640.42

Foregone Tax \$2,413,542.99

Municipalities Opinion on Compliance? Yes

Parcel Numbers 152-001941, 152-001936, 152-002156, 186-002017

Vacancies 002156 occupied tax year is 2024

Project Details/History

The Stambaugh CRA arises from a campus-wide agreement currently comprising several parcels and buildings which are reported in the aggregate for comparison to the contractual terms governing the campus. The current buildings are owned by: BVK US II POOL 0

Photo (If Provided by Municipality)



Agreement Benchmarks

Real Estate Only Investment

\$63,317,200

Investment Completion Date December 30, 2034

Number of Retained Jobs 0

Payroll Retained \$0

Number of New Jobs Created 1,337

New Payroll Created \$27,809,600

Jobs/Payroll Created By December 30, 2034

Other Agreement Benchmarks None
Notes

As Verified

Real Estate Only Invested \$92,000,000

Date Investment Completed December 31, 2017

Actual Retained Jobs 0

Payroll Dollars Retained \$0

New Jobs Created 2,495

New Payroll Dollars Created

\$46,470,537.79

Community Involvement None

TIF Report

Municipality OBETZ CORP
TIF Name CREEKSIDE TIF
TIF Ordinance 55-2002
First Year 2002 **Last Year** 2031
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100
Project Number 90-030
Number of years total 30
Revenue Sharing N
School District HAMILTON LSD

Project History

The project currently comprises two buildings in Southeast Obetz. The first building is 614,138 square feet located at 2120 Creekside Parkway; constructed in 2007 on Franklin County Parcel Number 152-001756-00; and is owned by Duke Realty and occupied by Geodis-Wellpet. The next building is 135,000 square feet located at 2240 Creekside Parkway; constructed in 2009 on Franklin County Parcel Number 152-001840-00; and, is owned by SREIT Creekside Boulevard LLC and occupied by McLane. *Funds received total is from 2014-2021

Fund Balance \$819,450.76
Funds Received this Year \$17,383.59
Expenditures \$1,640.27

Expenditure Details

Auditor & Treasurer Tax Collection Fees

Photo (If Provided by Municipality)

CITY OF DATE: PASADENA COUNTY											8/1/2020 1:12:46 PM
Fund Ledger											DATE: 8/28/20
Year: 2020											
Account	Transaction	Source/Account Type	Posting	Account Code	Financial	GL ACCT	Original	Trans	Trans	Trans	
						Number	Amount	Amount	Amount	Amount	
Fund: 001 - GENERAL FUND 01-1000											
Fund Beginning Balance											
00100000	00000000	PASADENA COUNTY GENERAL		0000							
00100000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	
00100000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	
00100000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	
Fund: 002 - PASADENA COUNTY GENERAL											
Fund Beginning Balance											
00200000	00000000	PASADENA COUNTY GENERAL		0000							
00200000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	
00200000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	
00200000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	
Fund: 003 - PASADENA COUNTY GENERAL											
Fund Beginning Balance											
00300000	00000000	PASADENA COUNTY GENERAL		0000							
00300000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	
00300000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	
00300000	00000000	PASADENA COUNTY GENERAL		0000	0000	0000-0000	00.0000	00.0000	00.0000	00.0000	

Balance Owed \$8,000,000
Funds Received Total \$17,383.59

TIF Report

Municipality OBETZ CORP
TIF Name OBETZ-TOY RD (CENTERPOINT) 186
TIF Ordinance 89-2003
First Year 2005 **Last Year** 2034
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100
Project Number 90-063
Number of years total 30
Revenue Sharing N
School District GROVEPORT-MADISON
 LSD

Project History

The Toy Rd Campus-wide agreement currently comprises several parcels and buildings which are reported in aggregate for comparison to the contractual terms governing the campus. The current parcels involved in this TIF are, 186-000403-00, 186-000406-00, 186-000409-00, 186-000410-00, 186-002015-00, 186-002021-00

Photo (If Provided by Municipality)[illegible]

Fund Balance \$97,546.88
Funds Received this Year \$501,078.34
Expenditures \$597,902.74

Balance Owed \$11,000,000
Funds Received Total \$0

Expenditure Details

Auditor Fees and Huntington National Bank payment (LOC)

TIF Report

Municipality OBETZ CORP
TIF Name OBETZ - STAMBAUGH TIF (DIST 186)
TIF Ordinance 46-2007
First Year 2017 **Last Year** 2046
Levy Sharing N
School or Non-School TIF Y
JVSD EASTLAND JVSD

Tax Year 2023
Percent of TIF 100
Project Number 90-229
Number of years total 30
Revenue Sharing N
School District GROVEPORT-MADISON
LSD

Project History

The Stambaugh Campus-wide agreement currently comprises several parcels and buildings which are reported in aggregate for comparison to the contractual terms governing the campus. The current buildings are owned by: BVK US II Pool 01 LLC, BVK US II Pool LLC and Menard Inc. Parcels 152-001936-00, 152-001941-00 and 186-002017-00

Photo (If Provided by Municipality)

REPORT OF TIF FUND BALANCE

Account	Balance	Revenue	Expenditure	Balance
152-001936-00	152,000.00	152,000.00	152,000.00	152,000.00
152-001941-00	152,000.00	152,000.00	152,000.00	152,000.00
186-002017-00	186,000.00	186,000.00	186,000.00	186,000.00
Total	488,000.00	488,000.00	488,000.00	488,000.00

Report reflects selected information.

Page 1 of 1

Fund Balance \$234,103.84
Funds Received this Year \$58,188.68
Expenditures \$292,199.71

Balance Owed \$5,000,000
Funds Received Total \$0

Expenditure Details

Auditor Fees