

**CITY OF GROVEPORT CRA/TIF**  
**Monday, August 10, 2020**

**PRE-1994 CRA DISTRICTS**

**CRA#2**

2 properties currently abated. All are in compliance and are presently occupied. Employment in abated properties totals 182. AEP recently complete construction of their new data center in CRA#2 and Pizzuti is nearing completion of the first of two new warehouses.

**CRA#3**

29 properties currently abated with 3 that expired at the end of 2018. All are in compliance and are presently occupied. Employment in abated properties is 3,775, an increase of 24% from 2018.

**CRA#4**

2 properties currently abated. All are in compliance and all are occupied. Employment in abated properties is 395.

**CRA#5**

2 abated properties. Both are in compliance and are presently occupied. Employment in abated properties is 475.

***TOTAL EMPLOYMENT FOR ALL CRA ABATED PROPERTIES: 5,442***

**TIF DISTRICTS**

*NOTE: All Groveport TIF districts are 30-year non-school TIFs and all take a subordinate position to existing CRA agreements.*

**1. OPUS TIF:**

Two facilities have been constructed in TIF district. Both are occupied. **Job creation to date: 1,102 jobs.**  
**2019 PILOT PAYMENTS: \$80,018**

**2. Duke TIF:**

No outstanding issues. Infrastructure funded through the TIF is complete. 2 facilities housing Kraft Foods, Gymboree and ODW Logistics. **Job creation to date approximately 700.**  
**2019 PILOT PAYMENTS: \$47,708**

**3. Air East TIF:**

No outstanding issues. Infrastructure complete. Three buildings now complete and occupied by Honeywell, FedEx and Faro Logistics. **Job creation to date approximately 1000.**  
**2019 PILOT PAYMENTS: \$77,316**

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-001372	AO SMITH CORPORATION	10 YR / 100%	REMOD	3,000,000	899,800	\$ 27,306.91	CURRENT	2016-2025	OCC	7/24/2020	157	
185-002889	WH CAPITAL LLC	15 YRS / 100%	NEW CONST	405,000	193,800	\$ 5,881.40	CURRENT	2008-2022	OCC	7/24/2020	25	
			TOTALS	<b>3,405,000</b>	<b>1,093,600</b>	<b>\$ 33,188.31</b>		<b>0 EXPIRE</b>			182	

TAX YEAR 2019 STATUS REPORT FOR:

GROVEPORT C.R.A. # 3

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-000916	GROVEPORT SQUARE LTD	15 YRS / 100%	NEW CONST	2,800,000	546,100	\$ 16,573.35	Current	2005-2019	OCC	7/24/2020	5	BANK
185-000927	RRR RACCOON CREEK LLC & KJR RACCOON CREEK LLC	15 YRS / 100%	NEW CONST	1,350,000	529,000	\$ 16,053.96	Current	2015-2029	OCC	7/24/2020	9	
185-001316	BUILD-A-BEAR RETAIL MANAGEMENT INC	15 YRS / 100%	NEW CONST	13,500,000	11,584,900	\$ 351,576.05	Current	2007-2021	OCC	7/24/2020	100	
185-001359	BOB WARD FAMILY LP	15 YRS / 100%	NEW CONST	2,000,000	355,000	\$ 10,773.45	Current	2010-2024	OCC	7/24/2020	0	STORAGE UNITS
185-001442	FIRST SERVICE FEDERAL CREDIT UNION	15 YRS / 100%	NEW CONST	2,200,000	739,400	\$ 22,439.13	Current	2010-2024	OCC	7/24/2020	26	
185-001962	G&I IX 7070 PONTIUS LLC	15 YRS / 100%	NEW CONST	23,200,000	19,922,600	\$ 604,606.03	Current	2016-2030	OCC	7/24/2020	200	
185-001962	G&I IX 7070 PONTIUS LLC	15 YRS / 100%	NEW CONST				Current	2018-2032	OCC	7/24/2020	200	NEW 200' X 500' WAREHOUSE
185-002245	FRANKLIN INTERNATIONAL INC	15 YRS / 100%	NEW CONST	4,900,000	2,384,300	\$ 72,358.56	Current	2016-2030	OCC	7/24/2020	30	
185-002547	BRIGHT INNOVATIONS LLC	15 YRS / 100%	NEW CONST	1,250,000	603,300	\$ 18,309.23	Current	2014-2028	OCC	7/24/2020	50	
185-002622	GROVEPORT SQUARE LTD	15 YRS / 100%	NEW CONST	4,600,000	743,700	\$ 22,570.07	Current	2010-2024	OCC	7/24/2020	200	NEW ADDITION TO THE W SIDE OF EXISTING BLDG
185-002753	MOBIS PARTS AMERICA LLC	15 YRS / 100%	NEW CONST	12,400,000	10,109,600	\$ 306,803.60	Current	2005-2019	OCC	7/24/20	150	
185-002757	GRIFFIN GROVEPORT ESSENTIAL ASSET REIT II LLC	15 YRS / 100%	NEW CONST	16,000,000	13,707,500	\$ 415,992.18	Current	2015-2029	OCC	7/24/2020	225	
185-002758	DUKE SECURED FINANCING 2009-1ALZ LLC	15 YRS / 100%	NEW CONST	21,924,000	18,571,400	\$ 563,600.17	Current	2005-2019	OCC	7/24/2020	80	
185-002781	P&S RENTAL PROPERTIES LLC	15 YRS / 100%	NEW CONST	375,400	307,200	\$ 9,322.82	Current	2005-2019	OCC	7/24/2020	5	

TAX YEAR 2019 STATUS REPORT FOR:

GROVEPORT C.R.A. # 3

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-002782	BIOUNDI-HUFFMAN LLC	15 YRS / 100%	NEW CONST	379,400	311,600	\$ 9,456.36	Current	2005-2019	VAC	7/24/2020	0	
185-002783	BIOUNDI-HUFFMAN LLC	15 YRS / 100%	NEW CONST	375,400	308,400	\$ 9,359.25	Current	2005-2019	OCC	7/24/2020	8	
185-002784	BIOUNDI-HUFFMAN LLC	15 YRS / 100%	NEW CONST	375,400	307,600	\$ 9,334.96	Current	2005-2019	OCC	7/24/2020	4	
185-002785	LANTERN PROPERTY LLC	15 YRS / 100%	NEW CONST	379,600	312,500	\$ 9,484.09	Current	2005-2019	OCC	7/24/2020	4	
185-002786	LANTERN PROPERTY LLC	15 YRS / 100%	NEW CONST	312,400	254,100	\$ 7,711.80	Current	2005-2019	OCC	7/24/2020	4	
185-002791	WPT PONTIUS ROAD LP	15 YRS / 100%	NEW CONST	26,800,000	22,994,100	\$ 697,819.59	Current	2007-2021	OCC	7/24/2020	320	
185-002792	RICK 5 L L C	15 YRS / 100%	NEW CONST	35,000,000	31,012,700	\$ 941,166.03	Current	2006-2020	OCC	7/24/2020	125	
185-002878	CHCT OHIO LLC	15 YRS / 100%	NEW CONST	2,300,000	1,858,700	\$ 56,407.80	Current	2006-2020	OCC	7/24/2020	30	
185-002898	KTR OHIO LLC	15 YRS / 100%	NEW CONST	14,900,000	12,793,000	\$ 388,238.74	Current	2007-2021	OCC	7/24/2020	148	
185-002905	6201 GREEN POINTE OWNER LLC	15 YRS / 100%	NEW CONST	19,260,000	15,938,000	\$ 483,682.41	Current	2015-2029	OCC	7/24/2020	118	
185-002931	EXETER 3301-3361 TOY LLC	15 YRS / 100%	NEW CONST	20,048,400	17,422,300	\$ 528,728.01	Current	2008-2022	OCC	7/24/2020	715	
185-002945	VILLAGE OF GROVEPORT	15 YRS / 100%	NEW CONST	775,000	652,600	\$ 19,804.94	Current	2016-2030	OCC	7/24/2020	28	
185-002951	ZELLER-401 FX TIC LLC & ZELLER-FX TIC LLC	15 YRS / 100%	NEW CONST	14,500,000	10,890,000	\$ 330,487.00	Current	2014-2028	OCC	7/24/2020	175	

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-002960	CABOT IV-OH1B02 LLC	15 YRS / 100%	NEW CONST	43,500,000	37,452,600	\$ 1,136,602.06	Current	2016-2030	OCC	7/24/2020	145	
185-002964	6500 PONTIUS ROAD INC	15 YRS / 100%	NEW CONST	19,855,000	17,604,300	\$ 534,251.28	Current	2017-2031	OCC	7/24/2020	186	
185-002966	ROHR ROAD LLC	15 YRS / 100%	NEW CONST	9,073,800	7,552,400	\$ 229,198.35	Current	2019-2033	OCC	7/24/2020	210	
185-002967	COI 6198 GREEN POINTE 759 LLC	15 YRS / 100%	NEW CONST	26,647,600	23,272,700	\$ 706,274.47	Current	2019-2033	OCC	7/24/2020	305	
			<b>TOTALS:</b>	<b>340,981,400</b>	<b>281,041,600</b>	<b>\$ 8,528,985.74</b>		<b>9 EXPIRE</b>			<b>3775</b>	

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST. # OF JOBS	NOTES
185-001461	LCN EBP COLUMBUS (OH) LLC	12 YRS / 100%	REMOD	39,825,100	-	0.00	Current	2015-2026	OCC	7/24/2020	770	No value increase for this project
185-002923	2829 ROHR ROAD LLC	15 YRS / 100%	NEW CONST	50,644,100	45,078,500	4,368,031.41	Current	2006-2020	OCC	7/24/2020	40	
185-002923	2829 ROHR ROAD LLC	15 YRS / 100%	NEW CONST					2007-2021				(2007-2008 abt on pnt pcl 185-002883)
185-002924	DRCS 936 LLC	15 YRS / 100%	NEW CONST	43,000,000	37,741,100	1,145,357.83	Current	2006-2020	OCC	7/24/2020	200	(2006-2010 abt on pnt pcl 185-002764)
185-002924	DRCS 936 LLC	10 YRS / 100%	REMOD					2011-2020				
185-002924	DRCS 936 LLC	15 YRS / 100%	NEW CONST					2011-2025				
		<b>TOTALS:</b>		<b>133,469,200</b>	<b>82,819,600</b>	<b>\$ 5,513,389.24</b>		<b>0 EXPIRE</b>			1010	

TAX YEAR 2019 STATUS REPORT FOR:

GROVEPORT C.R.A. # 5

PARCEL #	OWNER'S NAME	TERM	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	BUILDING STATUS	INSPECTION DATE	EST # JOBS	NOTES
185-002958	EXETER 3219 ROHR LLC	15 YRS / 100%	NEW CONST	26,650,000	24,363,200	\$ 739,368.26	Current	2017-2031	OCC	7/24/2020	240	
185-002965	RICKENBACKER 717 DEVELOPMENT INC	13 YRS / 100%	NEW CONST	27,000,000	23,998,300	\$ 728,294.79	Current	2017-2029	OCC	7/24/2020	235	TY 15 abt on pcl 185-002953 & for TY 16 abt on pcl 185-002957
		<b>TOTAL:</b>		<b>53,650,000</b>	<b>48,361,500</b>	<b>\$ 1,467,663.05</b>		<b>0 EXPIRE</b>			<b>475</b>	

## **2019 TIF DISTRICTS REPORT**

*NOTE: All Groveport TIF districts are 30-year non-school TIFs and all take a subordinate position to existing CRA agreements.*

**1. OPUS TIF:**

Two facilities have been constructed in TIF district. Both are occupied. **Job creation to date: 1,102 jobs.**  
**2019 PILOT PAYMENTS: \$80,018**

**2. Duke TIF:**

No outstanding issues. Infrastructure funded through the TIF is complete. 2 facilities housing Kraft Foods, Gymboree and ODW Logistics. **Job creation to date approximately 700.**  
**2019 PILOT PAYMENTS: \$47,708**

**3. Air East TIF:**

No outstanding issues. Infrastructure complete. Three buildings now complete and occupied by Honeywell, FedEx and Faro Logistics. **Job creation to date approximately 1000.**  
**2019 PILOT PAYMENTS: \$77,316**