

**MEMORANDUM**

To: Columbus City Council  
From: Michael H. Stevens, Development Director  
Date: September 7, 2023  
RE: 2023 Tax Incentive Review Council Recommendations

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The Tax Incentive Review Committee (TIRC) meets annually to ensure that companies receiving City of Columbus incentives are meeting their job creation, job retention, payroll generation and capital investment expectations. This year's TIRC report shows our 2022 portfolio delivered our marked job creation and investment increased since the pandemic, with real property investments surging to \$2.66 billion and new job payroll reaching \$246 million in compensation to Columbus employees.

The following statistics are based on 118 Enterprise Zone and Community Reinvestment Area Agreements active during 2022, evaluated by the TIRC in a meeting held on August 18, 2023. These agreements cumulative achieved the following results as a portfolio in 2022:

- 11,962 retained jobs - 121% of goal (an increase from 11,347 in 2021);
- \$2.66 billion in real property improvements - 101% of goal (an increase from \$1.9 billion in 2021);
- 6,565 net new jobs created in 2022 - 73% of goal (compared to 4,943 in 2021); and
- \$246 million in new job payroll - 133% of goal (an increase from \$236 million in 2021).

Following review of the 118 agreements, the TIRC recommended that all incentives be continued for the time being. Of the 118 incented companies,

- 80 companies require no staff follow-up beyond standard reporting;
- 10 companies will be sent a letter stressing the importance of timely and accurate reporting; and
- 28 companies will be asked to submit a Jobs Plan.

The Jobs Plans will outline how each company will get back on track with the job creation goals established in their incentives. Reasons for the muted job creation at these companies include Columbus' extremely competitive job market, with unemployment at just 3.1% in July 2023 – the lowest it has ever been since we started measuring the local unemployment rate in 1976 – making it difficult for some companies to fill vacant positions. Others are hiring under work-from-home and hybrid work arrangements established since the pandemic, which do not apply against incentive goals.

Companies failing to submit or enact their Jobs Plans may have their incentive revised or dissolved. I commit to City Council that our Economic Development team will provide a status update by October 31, summarizing the commitments of these Jobs Plans, the potential consequences of non-compliance, and any recommendations for agreements to be revised or dissolved before the December Council recess.

Please note that ORC Section 5709.85 (E) provides that within sixty days after receipt of the TIRC recommendations, City Council shall vote to accept, reject, or modify all or any portion of the recommendations.



**MICHAEL H. STEVENS**  
Director

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
DEVELOPMENT

Quinten Harris, Deputy Director of Jobs & Economic Development, and I, are available to respond to any questions you may have.



## **2023 COLUMBUS TIRC SUMMARY OF RECOMMENDATIONS AUGUST 18, 2023**

The Columbus Tax Incentive Review Council (TIRC) evaluated the compliance status of property tax related incentives – Enterprise Zone Agreements, Post-1994 Community Reinvestment Area Agreements and Tax Increment Finance Districts – for Report Year 2022 in sessions held on AUGUST 18, 2023.

Ohio Revised Code Section 5709.85 (E): A legislative authority that receives from a tax incentive review council written recommendations under division (C)(1) or (D) of this section shall, within sixty days after receipt, hold a meeting and vote to accept, reject, or modify all or any portion of the recommendations. *(See Addendum final page.)*

### **ENTERPRISE ZONE & POST-1994 COMMUNITY REINVESTMENT AREA AGREEMENTS**

***The TIRC made recommendations on a total of 118 Enterprise Zone and Post-1994 Community Reinvestment Area Agreements.***

The breakdown by school district of these 118 Agreements is as follows: 71 Agreements in the Columbus City School District, 1 Agreement jointly within the Columbus & Gahanna Jefferson City School Districts, 3 Agreement jointly within the Columbus & South-Western City School District, 6 Agreements within the Gahanna Jefferson City School District, 2 Agreements within the Groveport Madison Local School District, 3 Agreements in the Hamilton Local School District, 21 Agreements in the Hilliard City School District, 2 Agreements in the Olentangy Local School District, 8 Agreements in the South-Western City School District, and 1 Agreement within the Worthington City School District.

Depending on the status of the compliance of each project as per the terms of the Agreement, each project was assigned to either the Consent Agenda or to one of three Review Agendas, Review Agenda A (R1), Review Agenda B (R2), or Review Agenda C (R3). On Review Agenda A (R1) were those Agreements non-compliant within the reporting timeframe but otherwise compliant. On Review Agenda B (R2) were those Agreements that initially submitted incomplete reports or if jobs were low within the job creation window. On Review Agenda C (R2) were those Agreements out of compliance and/or individually reviewed.

- Seventy-eight (78) Agreements were assigned to the Consent Agenda with Seventy-eight (78) recommended to be continued and zero (0) were noted to have expired.
- Ten (10) Agreements were assigned to Review Agenda A (R1); all were recommended to Continue and be sent letters stressing the importance of timely and accurate reporting.
- Seventeen (17) Agreements were assigned to Review Agenda B (R2); of which (1) Agreement was incomplete and recommended to be sent a letter stressing the importance of timely and accurate reporting, and sixteen (16) Agreements to be sent letters requesting a jobs plan; all were recommended to Continue.
- Thirteen (13) Agreements were assigned to Review Agenda C (R3); Eleven (11) of these were found to be out of compliance and were recommended to Continue with various forms of City Staff follow-up and two (2) found to be in compliance and was recommended to be Continued with no action required.

## **Consent Agenda Summary – Seventy-eight (78) Agreements**

### ***Seventy-eight (78) Agreements on the Consent Agenda were recommended to Continue***

- Columbus City School District (CCSD): Forty-three (43) Agreements (*with zero (0) expired*)
- Columbus and Gahanna Jefferson City School District (CCSD & GJCSD): One (1) Agreement
- Columbus & South-Western City School District (CCSD & SWCSD): Three (3) Agreements
- Gahanna Jefferson City School District (GJCSD): two (2) Agreements
- Groveport Madison Local School District (GMLSD): Two (2) Agreements
- Hamilton Local School District (HLSLSD): one (1) Agreements
- Hilliard City School District (HCSD): eighteen (18) Agreements
- South Western City School District (SWCSD): seven (7) Agreements
- Worthington City School District (WCSD): One (1) Agreement

The full listing of Agreements on the Consent Agenda, presented by school district, can be found on Attachment B – Consent Agenda.

## **Review Agenda A (R1) Summary – Ten (10) Agreements**

### ***Ten (10) Agreements on Review Agenda A (R1) were collectively reviewed and recommended to Continue and to be sent letters stressing the importance of timely and accurate reporting***

- Columbus City School District (CCSD): seven (7) Agreements
- Gahanna Jefferson City School District (GJCSD): one (1) Agreements
- Hilliard City School District (HCSD): One (1) Agreement
- Hamilton Local School District (HLSLSD): One (1) Agreement

The full listing of Agreements on Review Agenda A (R1), presented by school district, can be found on Attachment C – Review Agenda A (R1), Non-Compliant filing but compliant otherwise.

## **Review Agenda B (R2) Summary – Seventeen (17) Agreements**

### ***Seventeen (17) Agreements on Review Agenda B (R2) were collectively reviewed and recommended to continue and to be sent letters advising of the need for accurate and timely reporting or the submission of a Jobs Plan.***

- Columbus City School District (CCSD): Thirteen (12) Agreements
- Gahanna Jefferson City School District (GJCSD): One (3) Agreements
- Hilliard City School District (HCSD): One (1) Agreements
- Hamilton Local School District (HLSLSD): One (1) Agreements

The full listing of Agreements on Review Agenda B (R2), presented by school district, can be found on Attachment D – Review Agenda B (R2), Initial Incomplete Reporting or Low Jobs within the Job Creation Window.

### **Review Agenda C (R3) Summary – Thirteen (13) Agreements**

***Thirteen (13) Agreements on Review Agenda C (R3) were individually reviewed.***

- Columbus City School District (CCSD): nine (9) Agreements
- Olentangy Local School District (OLSD): Two (2) Agreements
- Hilliard City School District (HCSD): One (1) Agreements
- South Western City School District (SWCSD): One (1) Agreements

The full listing of Agreements on Review Agenda C (R3), presented by school district, can be found on Attachment E – Review Agenda C (R3), full review. A brief breakdown of the TIRC Recommendations for these thirteen (13) Agreements is per below.

- Two (2) Agreements recommended to Continue – Polaris Medical Office Development, LLC (EZ) and Pointe at Polaris Phases I and II & Columbus-Franklin County Finance Authority (CRA)  
Two (2) Agreements found to be out of compliance but recommended to Continue and be sent a letter requesting a jobs plan within 60 days of receipt of the letter – Hirschvogel Inc. (EZ); Town Square LP & Heartland Bank (EZ)
- Two (2) Agreement found to be out of compliance but recommended to Continue and be sent a letter requesting and a jobs plan within 60 days of receipt of the letter or the Agreement could be Dissolved – Bertec, LLC & Bertec Corporation (EZ) , FlightSafety International, Inc (EZ)
- One (1) Agreement found to be out of compliance but recommended to Continue and be sent a letter requesting a jobs plan within 60 days of receipt of the letter or the Agreement would be at risk of dissolution – The Zimmerman Companies, LLC, 1201 Dublin Road, LLC & Versa, LLC (EZ)
- Two (2) Agreement found to be out of compliance but recommended to Continue and be sent a letter requesting a jobs plan within 60 days of receipt of the letter and should the request not be fulfilled then the Agreement would be dissolved – Jana Holdings, LLC & Acorn Distributors, Inc. (EZ) and Advanced Turf Solutions, Inc. & ATS Columbus Investments II, LLC (EZ)
- Two (2) agreements were found to be out of compliance, but recommended to continue and send a letter requesting a job plan within 60 days of receipt of the letter. If the enterprise is unable to create a job plan which can fulfil the obligations of the agreement, then the company should work to right-size the agreement. If the request is not fulfilled, then the agreement could be dissolved– The Brunner Building, LLC (EZ), Carr Supply Co. & EX2 Investments LTD (EZ)
- One (1) agreement was found to be out of compliance, but recommended to continue and send a letter requesting that the Enterprise work with the Columbus Tax Department to receive a letter stating they are working to become compliant with city withholding taxes per the Enterprise Zone agreement. They should respond to this letter within 60 days of receipt. If they are unable to receive a letter from the Tax Department or do not respond to the letter the agreement would be dissolved. -RM Biltrite & Watkins Road LLC (EZ)

- One (1) agreement were found to be out of compliance, but recommended to continue and send a letter requesting a job plan within 60 days of receipt of the letter. If the enterprise is unable to create a job plan which can fulfil the obligations of the agreement, then the company should work with the city to right-size the agreement. The Huntington National Bank et al (EZ);

## **REVIEW AGENDA ACTION ITEMS – TIRC RECOMMENDATIONS**

*City Council may accept, reject or modify these TIRC recommendations within 60 days of September 1.*

Of the Eleven Agreements under full review, eight received recommendations for further City Staff follow-up ranging from sending an advisement letter, a letter requesting further action on the part of the Enterprise to the possibility of dissolving or actually dissolving the Agreement.

### ***Two (2) Agreements found to be Out of Compliance but recommended to Continue and be sent a letter requesting a jobs plan within 60 days of receipt of the letter***

- **Hirschvogel Inc.** (EZA 023-15-103; 75%/10-years; Year 6 of 10; CCSD) - *Project Scope:* The Project consists of expanding its existing Hirschvogel facility approximately 65,000 square feet at 2230 S. 3rd Street Columbus, Ohio 43207 by investing approximately \$50.35 million, with approximately \$14.7 million toward new construction and approximately \$35.65 million in acquisition of land, machinery and equipment. *SITUATION:* No net new jobs 3 year beyond the 3-year job creation window and retained jobs below the job retention baseline (job creation commitment 30, job retention commitment 322). 291 retained jobs were reported. The investment in real property improvements was noted to be at 324% attainment of the commitment. *RECOMMENDATION:* The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send ENTERPRISE a letter via Certified Mail requesting a jobs plan, outlining and detailing any difficulties to achieve the net new job level of 30 and a retained job level of 322 with the jobs plan to be submitted to the City within 60 days of receipt of the letter.
- **Town Square LP & Heartland Bank** (EZA 023-13-02; 75%/10-years; Year 9 of 10 CCSD) - *Project Scope:* The project consists of the renovation mixed use facility of approximately 6,615 square feet at 101 S. High Street *SITUATION:* Low jobs 6 year beyond the 3-year job creation window Site was on consent agenda last year 2022, Site is a bank downtown one job needs to be created the be in compliance with the agreement *RECOMMENDATION:* The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send ENTERPRISE a letter via Certified Mail requesting a jobs plan to hire one employee to be submitted to the City within 60 days of receipt of the letter.

### ***Two (2) Agreements found to be out of compliance but recommended to Continue and be sent a letter requesting a jobs plan within 60 days of receipt of the letter or the Agreements could be dissolved.***

- **Bertec, LLC & Bertec Corporation** (EZA 023-18-04 75%/10-years Year 4 of 10; CCSD) - *Project Scope:* The Project consists of the establishment of a new 25,600 sq. ft Manufacturing and Office

space at 2500 Citygate Drive, Columbus, Ohio 43219. The total project involves a total investment of approximately \$4,758,000 SITUATION: Was on Review Agenda B in 2021, in 2022 was one year past the third year of the three-year job creation window with a commitment of 13 net new jobs 40% attainment at 6 new jobs created. In a meeting in 2022 they stated they were trying to hire but they were having a difficult time finding staff and had staff turnover. Has had no Tax Benefit from this agreement RECOMMENDATION: The TIRC found the Agreement to be out of Compliance but recommended to CONTINUE and send ENTERPRISE a letter via Certified Mail requesting a jobs plan within 60 days of receipt of the letter or the Agreement could be dissolved.

- **FlightSafety International, Inc.** (EZA 023-14-02; 75%/10-Years; Year 9 of 10; CCSD) – *Project Scope*: The Project consists of constructing a training facility of approximately 144,000 square feet, consisting of two buildings (Building A with approximately 54,000 sq. ft. and Building B with approximately 90,000 sq. ft.), retain 137 full-time jobs and create 18 new full-time permanent positions at 4010 Bridgeway Avenue Columbus, Ohio 43219. SITUATION: Enterprise has historically keep their baseline employment levels and achieved the net new job commitment of 18; RY2021 showed 167% of attainment. RY2022 showed they had no new jobs and 15 jobs below the baseline retention number of 137. RECOMMENDATION: The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send a letter to ENTERPRISE via Certified Mail requesting a jobs plan within 60 days of receipt of the letter or the Agreement could be Dissolved

***One (1) Agreement individually reviewed and recommended to Continue and be sent a letter requesting a jobs plan within 60 days of receipt of the letter or the Agreement would be at risk of Dissolution***

- **The Zimmerman Companies, LLC, 1201 Dublin Road, LLC & Versa, LLC** (EZA 023-17-09; 75%/10-years; Year 5 of 10; CCSD) - *Project Scope*: The Project consists of the renovation of a vacant commercial office facility of approximately 47,000 square feet at 1201 Dublin Road. SITUATION: Was on Review Agenda C for RY2021, Low jobs two year beyond the 3-year job creation window (job creation commitment 6, net new jobs 2, retained jobs of 6 meets the baseline). RECOMMENDATION: The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send ENTERPRISE a letter via Certified Mail requesting a jobs plan, outlining and detailing how to achieve the net new job level of 6 with the jobs plan to be submitted to the City within 60 days of receipt of the letter or the Agreement would be at risk of Dissolution.

***Two (2) Agreement individually reviewed and recommended to Continue and be sent a letter requesting a jobs plan within 60 days of receipt of the letter or the Agreement would be dissolved***

- **Jana Holdings, LLC & Acorn Distributors, Inc.** (023-17-06; 75%/10-years; Year 4 of 10; SWCSD) - *Project Scope*: The Project constructing and occupying a 100,000-square-foot facility to be owned by Jana Holdings, LLC on a vacant parcel at Crosswind Drive, Columbus, Ohio 43228, which Acorn Distributors, Inc. will occupy as part of a long-term lease arrangement. SITUATION: Was on Review Agenda B last year, Low jobs two year beyond the 3-year job creation window (job creation commitment 6, net new jobs 2, retained jobs of 6 meets the baseline). RECOMMENDATION: The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send ENTERPRISE a letter via Certified Mail requesting a jobs plan, outlining and

detailing how to achieve the net new job level of 6 with the jobs plan to be submitted to the City within 60 days of receipt of the letter or the Agreement would be dissolved.

- ***Advanced Turf Solutions, Inc. & ATS Columbus Investments II, LLC*** (023-18-06; 75%/10-years; Year 4 of 10; HCSD) - *Project Scope:* The overall Project consists of a regional distribution center facility of approximately 40,000 square feet on Parcel Number 560-297845 at 4646 Journal Street, Columbus, Ohio 43228.. *SITUATION:* Was on Review Agenda B last year, Low jobs two year beyond the 3-year job creation window (job creation commitment 6, net new jobs 2, retained jobs of 6 meets the baseline). *RECOMMENDATION:* The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send ENTERPRISE a letter via Certified Mail requesting a jobs plan, outlining and detailing how to achieve the net new job level of 6 with the jobs plan to be submitted to the City within 60 days of receipt of the letter or the Agreement would be dissolved.

***Two (2) agreements were found to be out of compliance, but recommended to continue and send a letter requesting a job plan within 60 days of receipt of the letter. If the enterprise is unable to create a job plan which can fulfil the obligations of the agreement, then the company should work to right-size the agreement. If the request is not fulfilled, then the agreement could be dissolved.***

- **Carr Supply Co. & EX2 Investments LTD** (EZA 023-18-07; 75%/10-Years; Year 3 of 10; CCSD) – *Project Scope:* The project involves the investment of \$2.6M in real property improvements related to the expansion of the corporate headquarters and distribution facility by approximately 30,000 square feet at 1415 Old Leonard Avenue (parcel 010-231120), the retention of 122 jobs and the creation of 15 new full-time jobs with a commensurate new job payroll of \$521,456. *SITUATION:* ENTERPRISE did not report in RY2021, Carr Supply Co. informed the City that they had been operating under a different name and had not updated the City, 98 reported, retained in agreement. 24 jobs below the baseline retention number of 122 and had no new jobs. *RECOMMENDATION:* The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send ENTERPRISE a letter via Certified Mail requesting a jobs plan, outlining and detailing how to achieve the net new jobs If the enterprise is unable to create a job plan which can fulfil the obligations of the agreement, then the company should work to right-size the agreement. If the request is not fulfilled, then the agreement could be dissolved.
- **The Brunner Building, LLC (EZ)**, (EZA 023-16-03 75%/10-Years Year 5 of 10, CCSD ) *Project Scope:* The Project consists of the establishment of new Class A office space consisting of approximately 11,510 square feet at 930-940 North High Street. The total project involves a total investment of approximately \$12.64M to construct a 6-story, 71,000 total square foot mixed-use facility which includes storage and parking on the lowest level, retail and more parking on the first level, the commercial office space on the second floor, thirty-three residential apartment units on floors three through five and then three penthouse units and a clubhouse on the sixth floor. *SITUATION:* Was on Review Agenda C last year 2022 was two year past the third year of the three-year job creation window with a commitment of 4 net new jobs. Although not compliant with the 2022 TIRC Recommendation, Enterprise did submit a full report for RY2022 with the result of the audit being one net new job between the two tenants. *RECOMMENDATION:* The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send a letter to Enterprise via Certified Mail noting the non-compliance with



the 2021 TIRC Recommendation and also requesting a job plan within 60 days of receipt of the letter. If the enterprise is unable to create a job plan which can fulfil the obligations of the agreement, then the company should work to right-size the agreement. If the request is not fulfilled, then the agreement could be dissolved.

***One (1) agreement was found to be out of compliance, but recommended to continue and send a letter requesting that the Enterprise work with the Columbus Tax Department to receive a letter stating they are working to become compliant with city withholding taxes per the Enterprise Zone agreement. They should respond to this letter within 60 days of receipt. If they are unable to receive this letter from the Tax Department or do not respond to the letter the agreement would be dissolved.***

- **RM Bilrite LLC & Watkins Road LLC** (EZA 023-20-02; 75%/10-Years; Year 2 of 10; CCSD) – *Project Scope*: The Project consists of an \$1.65M investment in real property improvements related to the renovation of a vacant industrial warehouse distribution facility of approximately 177,566 square feet, the retention of 1 full-time job and the creation of 40 new full-time jobs with a commensurate payroll of \$1,677,740. *SITUATION*: ENTERPRISE did not to fulfill the terms of the 2022 TIRC Recommendation, advising the City that they did not obtain CJPR information from their General Contractor or Sub-Contractors. For RY2022, the Jobs and Payroll Report as submitted did not include municipal income tax withholdings and ENTERPRISE is not aware if their payroll provider PAYCHEX is withholding municipal income taxes and this situation had yet to be rectified prior to the 2023 TIRC. *RECOMMENDATION*: The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send a letter to ENTERPRISE requesting that the Enterprise work with the Columbus Tax Department to receive a letter stating they are working to become compliant with city withholding taxes per the Enterprise Zone agreement. They should respond to this letter within 60 days of receipt. If they are unable to receive this letter from the Tax Department or do not respond to the letter the agreement would be dissolved.

***One (1) agreements were found to be out of compliance, but recommended to continue and send a letter requesting a job plan within 60 days of receipt of the letter. If the enterprise is unable to create a job plan which can fulfil the obligations of the agreement, then the company should work with the city to right-size the agreement.***

- **The Huntington National Bank et al** (EZA 023-17-07; 75%/10-years; Year 5 of 10; CCSD) - *Project Scope*: The Project consists of the renovation of a vacant commercial facility (the old Meijer grocery store) at 5555 Cleveland Avenue of approximately 212,000 square feet. *SITUATION*: No net new jobs two year beyond the 3-year job creation window and retained jobs below the job retention baseline (job creation commitment 23, job retention commitment 1,179). 922 retained jobs were reported. The investment in real property improvements was noted to be at 168% attainment of the commitment. *RECOMMENDATION*: The TIRC found the Agreement to be Out of Compliance but recommended to CONTINUE and send ENTERPRISE a letter via Certified Mail requesting a jobs plan, outlining and detailing any current difficulties in maintaining the 1,179 job baseline and how to achieve the net new job level of 23 with the jobs plan to be submitted to the City within 60 days of receipt of the letter. If the enterprise is unable to create a job plan which can fulfil the obligations of the agreement, then the company should work with the city to right-size the agreement.

## **TAX INCREMENT FINANCE DISTRICTS**

### ***The TIRC reviewed Ninety-four (94) Tax Increment Finance (TIF) Districts***

The TIRC reviewed 94 TIF Districts within the following eighteen (18) school districts (*note: "CSD" indicates City School District and "LSD" indicates Local School District*): (1) Columbus CSD, (2) C-TEC Career and Technical Education Centers of Licking County, (3) Delaware Area Career Center, (4) Dublin CSD, (5) Eastland-Fairfield Career & Technical Schools, (6) Gahanna Jefferson CSD, (7) Groveport-Madison LSD, (8) Hamilton Local School District, (9) Hilliard CSD, (10) Licking Heights LSD, (11) New Albany-Plain LSD, (12) Olentangy LSD, (13) Pickerington LSD, (14) Reynoldsburg CSD, (15) South Western City School District, (16) Tolles Career & Technical Center, (17) Westerville City School District and (18) Worthington CSD. The breakdown per school district grouping is as follows: 69 TIFs within the Columbus CSD; 1 TIF within the Columbus CSD, Hilliard CSD, South Western CSD and Tolles Career & Technical Center District; 1 TIF within the Columbus CSD, Dublin CSD and Tolles Career & Technical Center District; 2 TIFs with the Columbus CSD, Gahanna Jefferson CSD and Eastland-Fairfield Career & Technical Schools District; 1 TIF within the Columbus CSD, Gahanna Jefferson CSD, Eastland-Fairfield Career & Technical Schools District, Licking Heights LSD and C-TEC Career and Technical Education Centers of Licking County; 1 TIF within the Columbus CSD, Groveport Madison LSD, Pickerington LSD, Reynoldsburg CSD and Eastland-Fairfield Career & Technical Schools District; 1 TIF within the Columbus CSD, Hamilton LSD and Eastland-Fairfield Career & Technical Schools District; 1 TIF within the Columbus CSD, New Albany-Plain LSD and Eastland-Fairfield CTS District; 1 TIF within the Columbus CSD and Westerville CSD; 2 TIFs within the Gahanna Jefferson CSD and Eastland-Fairfield CTS District; 4 TIFs within the Hilliard CSD and Tolles Career & Technical Center District; 2 TIFs within the Licking Heights LSD and C-TEC District; 1 TIF within the New Albany-Plain LSD and Eastland-Fairfield CTS District; 3 TIFs within the Olentangy Local School District and the Delaware Area Career Center District; 1 TIF within the Reynoldsburg CSD and Eastland-Fairfield CTS District; 1 TIF within the South Western CSD; and 2 TIFs within the Worthington CSD.

- The TIRC voted to accept the City's TIF report and found the City's TIFs to be in order.

## ADDENDUM

### Ohio Revised Code Section 5709.85 (C)(1):

Annually, the tax incentive review council shall review all agreements granting exemptions from property taxation under Chapter 725. or 1728. or under section 3735.671, 5709.28, 5709.62, 5709.63, or 5709.632 of the Revised Code, and any performance or audit reports required to be submitted pursuant to those agreements. The review shall include agreements granting such exemptions that were entered into prior to July 22, 1994, that continue to be in force and applicable to the current year's property taxes.

With respect to each agreement, other than an agreement entered into under section 5709.28 of the Revised Code, the council shall determine whether the owner of the exempted property has complied with the agreement, and may take into consideration any fluctuations in the business cycle unique to the owner's business.

With respect to an agreement entered into under section 5709.28 of the Revised Code, the council shall consist of the members described in division (A)(2) of this section and shall determine whether the agreement complies with the requirements of section 5709.28 of the Revised Code and whether a withdrawal, removal, or conversion of land from an agricultural security area established under Chapter 1181. of the Revised Code has occurred in a manner that makes the exempted property no longer eligible for the exemption.

On the basis of the determinations, on or before the first day of September of each year, the council shall submit to the legislative authority written recommendations for continuation, modification, or cancellation of each agreement.

### Ohio Revised Code Section 5709.85 (D):

Annually, the tax incentive review council shall review the compliance of each recipient of a tax exemption under Chapter 725. or 1728. or section 3735.67, 5709.40, 5709.41, 5709.62, 5709.63, 5709.632, 5709.73, or 5709.78 of the Revised Code with the nondiscriminatory hiring policies developed by the county, township, or municipal corporation under section 5709.832 of the Revised Code. Upon the request of the council, the recipient shall provide the council any information necessary to perform its review. On the basis of its review, the council may submit to the legislative authority written recommendations for enhancing compliance with the nondiscriminatory hiring policies.

### Ohio Revised Code Section 5709.85 (E):

A legislative authority that receives from a tax incentive review council written recommendations under division (C)(1) or (D) of this section shall, within sixty days after receipt, hold a meeting and vote to accept, reject, or modify all or any portion of the recommendations.

**RY2021 (2022) COLUMBUS TAX INCENTIVE REVIEW COUNCIL PROJECT STATUS (SCHOOL) REPORT**

File Created 7/07/22 - Last Updated 07/08/22  
 08 2022 (RY2021) TIRC New Project Status (School) Report from "00 2022 (RY2021) TIRC Review Worksheets.xls"

| #                                    | Consent (C) <sup>1</sup> / Review (R1/R2/R3) <sup>2,3,4</sup> | AGREEMENT NAME   | TERM <sup>5</sup>     | EZ/CRA | Job Creation Time Frame              | Total Jobs | New Jobs <sup>6</sup> | Retained Jobs | New Job Payroll <sup>7</sup> | Real Property Investment | Total Reported Jobs | Reported New Jobs | Reported Retained Jobs | Reported New Job Payroll | Reported New Job Payroll Withholdings | Reported Retained Job Payroll | Reportee Retained Job Withholdings | Reported Construct Payroll (if any) | Reported Construct Payroll Withholdings (if any) | Reported Real Property Investment | NOTES <sup>8</sup>   |
|--------------------------------------|---|--|-----------------------|--------|--------------------------------------|------------|-----------------------|---------------|------------------------------|--------------------------|---------------------|-------------------|------------------------|--------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|-----------------------------------|--|
| <b>COLUMBUS CITY SCHOOL DISTRICT</b> |   |  |                       |        |                                      |            |                       |               |                              |                          |                     |                   |                        |                          |                                       |                               |                                    |                                     |  |                                   |  |
| 1                                    | R1  | 1489 Rohr Holding, LLC (RY21 1st RY)                             | 2025-2034 (new)       | EZ     | 2 - 2022<br>4 - 2023<br>7 - 2024     | 0          | 0                     | 0             | \$0                          | \$25,000,000             |                     |                   |                        |                          |                                       |                               |                                    | \$712,960                           | \$15,623   | \$15,405,815                      | Reported Late - Missed City and State Deadlines - Still under construction                                   |
| 2                                    | R2  | 711, LLC & Wood G.P., Ltd.                                       | 2019-2028 (active)    | EZ     | 2 - 2019<br>4 - 2020<br>7 - 2021     | 7          | 7                     | 0             | \$218,400                    | \$35,000,000             | 67                  | 0                 | 67                     | \$0                      | \$0                                   | \$6,419,943                   | \$160,499                          | \$0                                 | \$0  | \$24,806,512                      | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 71% RE Invest Attainment                     |
| 3                                    | R3  | 800 N High Investments LLC                                       | 2020-2029 (active)    | EZ     | 10 - 2020<br>20 - 2021<br>30 - 2022  | 20         | 20                    | 0             | \$950,000                    | \$18,200,000             | 0                   | 0                 | 0                      | \$0                      | \$0                                   | \$0                           | \$0                                | \$0                                 | \$0  | \$56,730,071                      | Low Jobs - Within Window - Incomplete Report - No Tenant JPRs - Did Not Comply with 2021 TIRC Recommendation |
| 4                                    | C   | 810 Grandview LLC  | 2022-2031 (no filing) | EZ     | 5 - 2022<br>10 - 2023<br>20 - 2024   | 0          | 0                     | 0             | \$0                          | \$19,200,000             |                     |                   |                        |                          |                                       |                               |                                    | \$200,482                           | \$6,186  | \$12,099,760                      | Still under construction - 63% RE Invest Attainment  |
| 5                                    | C   | 900 Short North, LLC   | 2019-2028 (active)    | EZ     | 10 - 2019<br>25 - 2020<br>40 - 2021  | 40         | 40                    | 0             | \$2,520,000                  | \$5,500,000              | 182                 | 115               | 67                     | \$1,830,101              | \$45,793                              | \$4,296,485                   | \$107,474                          | \$0                                 | \$0  | \$11,869,228                      | 288% New Job Attainment - 216% RE Invest Attainment  |
| 6                                    | C   | Abbott Laboratories  | 2021-2030 (no filing) | EZ     | 12 - 2021<br>24 - 2022<br>38 - 2023  | 440        | 12                    | 428           | \$731,053                    | \$11,741,000             | 456                 | 28                | 428                    | \$2,025,723              | \$50,643                              | \$33,151,223                  | \$828,781                          | \$0                                 | \$0  | \$18,550,192                      | 233% New Job Attainment - 158% RE Invest Attainment  |
| 7                                    | C   | Agler Joint Venture, LLC (RY21 1st RY)                           | 2022-2031 (new)       | EZ     | 10 - 2022<br>15 - 2023<br>15 - 2024  | 0          | 0                     | 0             | \$0                          | \$13,500,000             | 0                   | 0                 | 0                      | \$0                      | \$0                                   | \$0                           | \$0                                | \$1,051,898                         | \$25,014   | \$13,667,000                      | Still under construction - 101% RE Invest Attainment   |
| 8                                    | C   | Andelyn Biosciences, Inc. (RY21 1st RY)                          | 2024-2038 (new)       | EZ     | 0 - 2024<br>10 - 2025<br>30 - 2026   | 205        | 0                     | 205           | \$0                          | \$64,000,000             |                     |                   |                        |                          |                                       |                               |                                    | \$3,112,908                         | \$78,485   | \$41,714,660                      | Still under construction - 65% RE Invest Attainment  |
| 9                                    | R2  | Bertec, LLC & Bertec Corporation                                 | 2019-2028 (no filing) | EZ     | 4 - 2019<br>10 - 2020<br>15 - 2021   | 50         | 15                    | 35            | \$804,360                    | \$4,758,000              | 35                  | 0                 | 35                     | \$0                      | \$0                                   | \$2,507,430                   | \$62,521                           | \$0                                 | \$0  | \$4,520,933                       | Low Jobs - Final Year Job Creation Window - 0% New Job Attainment - 95% RE Invest Attainment                 |
| 10                                   | C   | Black Sapphire C Columbus  | 2012-2021 (expiring)  | EZ     | 8 by 2014                            | 8          | 8                     | 0             | \$375,000                    | \$13,600,000             | 17                  | 17                | 0                      | \$499,668                | \$12,773                              | \$0                           | \$0                                | \$0                                 | \$0  | \$14,136,794                      | 213% New Job Attainment - 104% RE Invest Attainment  |
| 11                                   | R3  | Brunner (The) Building, LLC                                      | 2018-2027 (active)    | EZ     | 1 - 2018<br>3 - 2019<br>4 - 2020     | 4          | 4                     | 0             | \$160,000                    | \$1,940,000              | 23                  | 1                 | 22                     | \$202,006                | \$5,196                               | \$3,759,019                   | \$93,981                           | \$0                                 | \$0  | \$2,504,480                       | Low Jobs - 25% New Job Attainment - Outside Job Creation Window - 129% RE Invest Attainment                  |
| 12                                   | C   | Calgon Carbon Corporation et al                                  | 2021-2030 (active)    | EZ     | 0 - 2021<br>0 - 2022<br>15 - 2023    | 37         | 0                     | 37            | \$0                          | \$3,000,000              | 34                  | 0                 | 34                     | \$0                      | \$0                                   | \$2,825,334                   | \$70,593                           | \$0                                 | \$0  | \$3,245,841                       | No Job Commitment Until 2023 - 108% RE Invest Attainment   |
| 13                                   | R3  | Carr Supply Co. & EX2 Investments                                | 2020-2029 (active)    | EZ     | 5 - 2019<br>10 - 2020<br>15 - 2021   | 137        | 15                    | 122           | \$521,456                    | \$2,600,000              | 0                   | 0                 | 0                      | \$0                      | \$0                                   | \$0                           | \$0                                | \$0                                 | \$0  | \$0                               | Did Not Report   |
| 14                                   | C   | Columbus Equipment Company                                       | 2016-2025 (active)    | EZ     | 1 - 2015<br>2 - 2016<br>2 - 2017     | 76         | 2                     | 74            | \$80,000                     | \$2,000,000              | 104                 | 30                | 74                     | \$1,163,066              | \$29,076                              | \$8,250,871                   | \$206,632                          | \$0                                 | \$0  | \$5,429,403                       | 1500% New Job Attainment - 271% RE Invest Attainment   |
| 15                                   | C   | Coulter Properties LLC & Coulter Ventures, LLC dba Rogue Fitness | 2016-2025 (active)    | EZ     | 30 - 2017<br>60 - 2018<br>90 - 2019  | 427        | 90                    | 337           | \$3,900,000                  | \$32,000,000             | 869                 | 532               | 337                    | \$37,260,296             | \$932,014                             | \$14,344,077                  | \$359,186                          | \$0                                 | \$0  | \$49,744,679                      | 591% New Job Attainment - 155% RE Invest Attainment  |
| 16                                   | C   | CoverMyMeds LLC et al PHASE 1 & 2                                | 2022-2036 (No Filing) | EZ     | 500-2020<br>742 - 2021<br>1,032-2022 | 1,334      | 742                   | 592           | \$53,924,419                 | \$225,000,000            |                     |                   |                        |                          |                                       |                               |                                    | \$4,402,231                         | \$104,157  | \$253,343,009                     | Still under construction - 113% RE Invest Attainment   |

**RY2021 (2022) COLUMBUS TAX INCENTIVE REVIEW COUNCIL PROJECT STATUS (SCHOOL) REPORT**

| #  | Consent (C) <sup>1</sup> / Review (R1/R2/R3) <sup>2,3,4</sup> | AGREEMENT NAME  | TERM <sup>5</sup>     | EZ/CRA | Job Creation Time Frame             | Total Jobs | New Jobs <sup>6</sup> | Retained Jobs | New Job Payroll <sup>7</sup> | Real Property Investment | Total Reported Jobs | Reported New Jobs | Reported Retained Jobs | Reported New Job Payroll | Reported New Job Payroll Withholdings | Reported Retained Job Payroll | Reportee Retained Job Withholdings | Reported Construct Payroll (if any) | Reported Construct Payroll Withholdings (if any) | Reported Real Property Investment | NOTES <sup>8</sup>  |
|----|---|---|-----------------------|--------|-------------------------------------|------------|-----------------------|---------------|------------------------------|--------------------------|---------------------|-------------------|------------------------|--------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|-----------------------------------|---|
| 17 | R3  | CSE Leasing dba Contract Sweepers & Equipment Co., Inc. | 2017-2026 (active)    | EZ     | 2 - 2017<br>3 - 2018<br>3 - 2019    | 57         | 3                     | 54            | \$85,280                     | \$756,000                | 49                  | 0                 | 49                     | \$0                      | \$0                                   | \$2,286,238                   | \$57,157                           | \$0                                 | \$0  | \$1,339,393                       | Low Jobs - Outside Job Creation Window - 177% RE Invest Attainment                        |
| 18 | C   | EW High Street LLC & EW Hubbard High LLC                | 2014-2028 (active)    | CRA    | 30-2015                             | 0          | 0                     | 0             | \$0                          | \$2,800,000              |                     |                   |                        |                          |                                       |                               |                                    | \$0                                 | \$0  | 5,976,604                         | Parking Garage Only - No Job Commitments - 213% RE Invest Attainment                      |
| 19 | C   | FlightSafety International, Inc.                        | 2015-2024 (active)    | EZ     | 6 - 2015<br>13 - 2016<br>18 - 2017  | 155        | 18                    | 137           | \$1,118,000                  | \$22,500,000             | 167                 | 30                | 137                    | \$1,763,956              | \$44,099                              | \$19,489,438                  | \$487,230                          | \$0                                 | \$0  | \$18,152,342                      | 167% New Job Attainment - 81% RE Invest Attainment  |
| 20 | R1  | Fortuity Holding & Fortuity Calling                     | 2020-2029 (active)    | EZ     | 0 - 2020<br>25 - 2021<br>100 - 2022 | 27         | 25                    | 2             | \$905,000                    | \$5,380,000              | 35                  | 33                | 2                      | \$195,393                | \$4,885                               | \$114,559                     | \$2,864                            | \$0                                 | \$0  | \$10,088,748                      | 132% New Job Attainment - 188% RE Invest Attainment                                       |
| 21 | C   | Franklin International, Inc. #1                         | 2019-2028 (active)    | EZ     | 2 - 2019<br>4 - 2020<br>5 - 2021    | 340        | 5                     | 335           | \$290,000                    | \$3,369,800              | 382                 | 47                | 335                    | \$1,467,684              | \$36,693                              | \$28,969,988                  | \$724,255                          | \$0                                 | \$0  | \$3,110,346                       | 940% New Job Attainment - 92% RE Invest Attainment  |
| 22 | C   | Franklin Intrnational, Inc. #2 (RY21 1st RY)            | 2021-2030 (new)       | EZ     | 0 - 2021<br>2 - 2022<br>2 - 2023    | 15         | 0                     | 15            | \$0                          | \$6,000,000              |                     |                   |                        |                          |                                       |                               |                                    |                                     |  |                                   | Still Under Construction - all reported data shown under Franklin #1                      |
| 23 | R2  | Granite (1901 Beggrow) LLC (fka Rick West)              | 2019-2033 (active)    | CRA    | 0 - 2019<br>40 - 2020<br>80 - 2021  | 80         | 80                    | 0             | \$2,400,000                  | \$34,492,407             | 53                  | 0                 | 53                     | 0                        | \$0                                   | 2,683,908                     | 67,095                             | \$0                                 | \$0  | 32,036,575                        | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 93% RE Invest Attainment  |
| 24 | C   | Gravity (The) Project, LLC                              | 2018-2027 (active)    | EZ     | 16 - 2019<br>32 - 2020<br>50 - 2021 | 50         | 50                    | 0             | \$2,000,000                  | \$11,480,000             | 274                 | 109               | 165                    | \$3,263,090              | \$77,714                              | \$8,967,903                   | \$223,857                          | \$0                                 | \$0  | \$14,845,034                      | 218% New Job Attainment - 129% RE Invest Attainment                                       |
| 25 | C   | Gravity (The) Project, LLC 2                            | 2023-2032 (no filing) | EZ     | 15 - 2023<br>30 - 2024<br>50 - 2025 | 0          | 0                     | 0             | \$0                          | \$31,176,371             |                     |                   |                        |                          |                                       |                               |                                    | \$130,342                           | \$3,261  | \$5,965,637                       | Still under construction - 19% RE Invest Attainment                                       |
| 26 | C   | Hamilton Crossing BL LLC, BLHQ, LLC & Big Lots, Inc.    | 2018-2027 (active)    | CRA    | 5 - 2018<br>5 - 2019<br>5 - 2020    | 755        | 5                     | 750           | \$362,500                    | \$2,670,000              | 797                 | 47                | 750                    | 811,062                  | \$20,277                              | 158,391,115                   | 3,959,779                          | \$0                                 | \$0  | 57,868,228                        | 940% New Job Attainment - 2167% RE Invest Attainment                                      |
| 27 | R2  | Hirschvogel Inc. #2                                     | 2017-2026 (active)    | EZ     | 12 - 2019<br>24 - 2020<br>30 - 2021 | 352        | 30                    | 322           | \$1,160,000                  | \$3,970,000              | 259                 | 0                 | 259                    | \$0                      | \$0                                   | \$15,268,717                  | \$361,278                          | \$0                                 | \$0  | \$12,101,299                      | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 117% RE Invest Attainment |
| 28 | C   | HQ Office I, LLC (RY21 1st RY)                          | 2023-2032 (new)       | EZ     | 5 - 2023<br>10 - 2024<br>15 - 2025  | 0          | 0                     | 0             | \$0                          | \$19,200,000             |                     |                   |                        |                          |                                       |                               |                                    | \$1,566,901                         | \$38,361   | \$16,691,575                      | Still under construction - 87% RE Invest Attainment                                       |
| 29 | C   | Hubbard Park Place, LLC                                 | 2019-2028 (active)    | EZ     | 1 - 2018<br>3 - 2019<br>4 - 2020    | 4          | 4                     | 0             | \$160,000                    | \$1,260,000              | 60                  | 7                 | 53                     | \$233,220                | \$5,831                               | \$6,261,292                   | \$152,139                          | \$0                                 | \$0  | \$29,407,394                      | 175% New Job Attainment - 2334% RE Invest Attainment                                      |
| 30 | R3  | Huntington National Bank et al                          | 2018-2027 (active)    | EZ     | 7 - 2018<br>15 - 2019<br>23 - 2020  | 1,202      | 23                    | 1,179         | \$1,380,000                  | \$18,000,000             | 1,025               | 0                 | 1,025                  | \$0                      | \$0                                   | \$63,036,214                  | \$1,575,910                        | \$0                                 | \$0  | \$30,180,636                      | Low Jobs - Outside Job Creation Window - 168% RE Invest Attainment                        |
| 31 | C   | Jai Guru, LLC   | 2016-2025 (active)    | EZ     | 5 - 2017<br>5 - 2018<br>5 - 2019    | 5          | 5                     | 0             | \$167,000                    | \$8,500,000              | 13                  | 13                | 0                      | \$295,421                | \$7,386                               | \$0                           | \$0                                | \$0                                 | \$0  | \$9,982,999                       | 260% New Job Attainment - 117% RE Invest Attainment                                       |
| 32 | C   | JBG Enterprises, LLC & America's Floor Source           | 2018-2027 (active)    | EZ     | 5 - 2018<br>10 - 2019<br>16 - 2020  | 135        | 16                    | 119           | \$639,280                    | \$2,920,000              | 182                 | 62                | 119                    | \$1,978,489              | \$49,462                              | \$11,343,134                  | \$283,578                          | \$0                                 | \$0  | \$3,499,298                       | 388% New Job Attainment - 120% RE Invest Attainment                                       |

**RY2021 (2022) COLUMBUS TAX INCENTIVE REVIEW COUNCIL PROJECT STATUS (SCHOOL) REPORT**

| #  | Consent (C) <sup>1</sup> / Review (R1/R2/R3) <sup>2,3,4</sup> | AGREEMENT NAME   | TERM <sup>5</sup>        | EZ/CRA | Job Creation Time Frame                                 | Total Jobs | New Jobs <sup>6</sup> | Retained Jobs | New Job Payroll <sup>7</sup> | Real Property Investment | Total Reported Jobs | Reported New Jobs | Reported Retained Jobs | Reported New Job Payroll | Reported New Job Payroll Withholdings | Reported Retained Job Payroll | Reportee Retained Job Withholdings | Reported Construct Payroll (if any) | Reported Construct Payroll Withholdings (if any) | Reported Real Property Investment | NOTES <sup>8</sup>  |
|----|---|--|--------------------------|--------|---|------------|-----------------------|---------------|------------------------------|--------------------------|---------------------|-------------------|------------------------|--------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|-----------------------------------|---|
| 33 | C   | Knightsbridge Olentangy, LLC                                 | 2014-2023 (active)       | EZ     | 1 - 2014<br>2 - 2015                                    | 2          | 2                     | 0             | \$56,160                     | \$3,000,000              | 83                  | 2                 | 81                     | \$17,432                 | \$436                                 | \$6,121,750                   | \$153,044                          | \$0                                 | \$0  | \$3,897,062                       | 100% New Job Attainment - 130% RE Invest Attainment   |
| 34 | C   | Lincoln Pearl LLC  | 2021-2035 (no filing)    | CRA    |   | 0          | 0                     | 0             | \$0                          | \$5,250,000              |                     |                   |                        |                          |                                       |                               |                                    | \$0                                 | \$0  | 12,709,831                        | Parking Garage Only - No Filing - No Job Commitments - 242% RE Invest Attainment  |
| 35 | C   | Lykens Companies LLC & 1086 North Fourth St LS, LLC          | 2021-2030 (pending)      | EZ     | 2 - 2020<br>4 - 2021<br>6 - 2022                        | 14         | 4                     | 10            | \$120,000                    | \$4,750,000              | 69                  | 16                | 53                     | \$324,858                | \$8,105                               | \$5,794,597                   | \$147,535                          | \$0                                 | \$0  | \$7,408,019                       | 400% New Job Attainment - 156% RE Invest Attainment   |
| 36 | R2  | McDaniel's Construction Corp., Inc. & DE Development, Ltd.   | 2021-2030 (pending)      | EZ     | 1 - 2021<br>2 - 2022<br>2 - 2023                        | 12         | 1                     | 11            | \$50,000                     | \$800,000                | 9                   | 0                 | 9                      | \$0                      | \$0                                   | \$2,892,846                   | \$72,321                           | \$0                                 | \$0  | \$8,205,604                       | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 1026% RE Invest Attainment  |
| 37 | R2  | Merchant (The) Columbus LLC & Olde Towne East Main 1223, LLC | 2021-2030 (no filing)    | EZ     | 2 - 2021<br>2 - 2022<br>2 - 2023                        | 2          | 2                     | 0             | \$83,200                     | \$1,000,000              | 1                   | 1                 | 0                      | \$39,440                 | \$986                                 | \$0                           | \$0                                | \$0                                 | \$0  | \$1,041,802                       | Low Jobs - Within Job Creation Window - 50% New Job Attainment - 104% RE Invest Attainment - Incomplete Reporting Initially   |
| 38 | C   | Meritex Columbus, LLC (aka 6380 Adelaide)                    | 2019-2028 (active)       | EZ     | 7 - 2019<br>14 - 2020<br>22 - 2021                      | 22         | 22                    | 0             | \$1,120,000                  | \$10,300,000             | 28                  | 21                | 7                      | \$398,016                | \$8,152                               | \$510,540                     | \$11,998                           | \$0                                 | \$0  | \$9,612,516                       | 95% New Job Attainment - 93% RE Invest Attainment   |
| 39 | C   | MI-Columbus Owner (fka Montwards, LLC #2)                    | 2022-2031 (pending)      | EZ     | 1 - 2022<br>2 - 2023<br>4 - 2024                        | 0          | 0                     | 0             | \$0                          | \$12,000,000             | 281                 | 281               | 0                      | \$7,337,969              | \$188,962                             | \$0                           | \$0                                | \$0                                 | \$0  | \$35,696,335                      | No Job Commitment Until 2022 - 297% RE Invest Attainment  |
| 40 | C   | Middle West Spirits, LLC (RY21 1st RY)                       | 2024-2033 (new)          | EZ     | 3 - 2024<br>8 - 2025<br>13 - 2026                       | 14         | 0                     | 14            | \$0                          | \$2,000,000              |                     |                   |                        |                          |                                       |                               |                                    | \$124,215                           | \$2,679  | \$5,349,911                       | Still under construction - 267% RE Invest Attainment  |
| 41 | C   | Mission XC, LLC I (1260 LGR)                                 | 2021-2030 (no filing)    | EZ     | 5 - 2021<br>10 - 2022<br>10 - 2023                      | 5          | 5                     | 0             | \$176,800                    | \$9,500,000              |                     |                   |                        |                          |                                       |                               |                                    | \$120,995                           | \$3,025  | \$2,494,957                       | Still Under Construction - 26% RE Invest Attainment   |
| 42 | R2  | Mission XC, LLC II (1302 LGR)                                | 2021-2030 (no filing)    | EZ     | 5 - 2021<br>10 - 2022<br>10 - 2023                      | 5          | 5                     | 0             | \$176,800                    | \$6,500,000              | 0                   | 0                 | 0                      | \$0                      | \$0                                   | \$0                           | \$0                                | \$0                                 | \$0  | \$6,583,648                       | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 101% RE Invest Attainment   |
| 43 | R2  | Mission XC, LLC III (1322 LGR)                               | 2021-2030 (no filing)    | EZ     | 5 - 2021<br>10 - 2022<br>10 - 2023                      | 5          | 5                     | 0             | \$176,800                    | \$6,500,000              | 0                   | 0                 | 0                      | \$0                      | \$0                                   | \$0                           | \$0                                | \$0                                 | \$0  | \$7,097,910                       | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 109% RE Invest Attainment   |
| 44 | C   | Mission XC, LLC VI (1280 LGR)                                | 2021-2030 (no filing)    | EZ     | 20 - 2021<br>40 - 2022<br>60 - 2023                     | 20         | 20                    | 0             | \$624,000                    | \$33,500,000             | 236                 | 236               | 0                      | \$5,852,056              | \$128,177                             | \$0                           | \$0                                | \$0                                 | \$0  | \$55,974,495                      | 1180% New Job Attainment - 167% RE Invest Attainment  |
| 45 | R1  | MORSO Holding Co. & Easton Gateway, LLC (FULL)               | 2008-2042 (multi-phased) | CRA    | 200-2009<br>400-2010<br>600-2011<br>Future - 12/31/2029 | 2,450      | 2,450                 | 0             | \$98,583,333                 | \$164,000,000            | 3,471               | 1,199             | 2,272                  | 56,992,786.73            | \$1,400,247                           | 283,677,509.51                | 7,035,965.15                       | \$330,760                           | \$8,269  | 239,610,119.50                    | Reported Late - Missed City and State Deadlines - Project currently consists of three (3) single tenant Assignment & Assumption Agreements, one (1) 2-tenant Assignment & Assumption Agreement and one (1) Easton Gateway building (with 6 tenants) |
| 46 | R2  | Ohio Power Company   | 2021-2029 (no filing)    | EZ     | 2 - 2021<br>3 - 2022<br>4 - 2023                        | 4          | 4                     | 0             | \$256,836                    | \$16,932,000             | 74                  | 11                | 63                     | \$283,906                | \$7,098                               | \$6,192,939                   | \$154,824                          | \$0                                 | \$0  | \$22,543,719                      | Reported Late - Missed City and State Deadlines - 275% New Job Attainment - 133% RE Invest Attainment   |

**RY2021 (2022) COLUMBUS TAX INCENTIVE REVIEW COUNCIL PROJECT STATUS (SCHOOL) REPORT**

| #  | Consent (C) <sup>1</sup> / Review (R1/R2/R3) <sup>2,3,4</sup> | AGREEMENT NAME   | TERM <sup>5</sup>     | EZ/CRA | Job Creation Time Frame             | Total Jobs | New Jobs <sup>6</sup> | Retained Jobs | New Job Payroll <sup>7</sup> | Real Property Investment | Total Reported Jobs | Reported New Jobs | Reported Retained Jobs | Reported New Job Payroll | Reported New Job Payroll Withholdings | Reported Retained Job Payroll | Reportee Retained Job Withholdings | Reported Construct Payroll (if any) | Reported Construct Payroll Withholdings (if any) | Reported Real Property Investment | NOTES <sup>8</sup>   |
|----|---|--|-----------------------|--------|-------------------------------------|------------|-----------------------|---------------|------------------------------|--------------------------|---------------------|-------------------|------------------------|--------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|-----------------------------------|--|
| 47 | C   | Orange Barrel Media, LLC et al   | 2015-2024 (active)    | EZ     | 4 - 2015<br>8 - 2016<br>12 - 2017   | 30         | 12                    | 18            | \$1,000,000                  | \$2,200,000              | 57                  | 39                | 18                     | \$2,724,987              | \$68,476                              | \$3,271,043                   | \$81,775                           | \$0                                 | \$0  | \$3,975,000                       | 325% New Job Attainment - 181% RE Invest Attainment  |
| 48 | C   | Pinchal & Company LLC II   | 2022-2031 (no filing) | EZ     | 5 - 2022<br>10 - 2023<br>20 - 2024  | 0          | 0                     | 0             | \$0                          | \$26,000,000             |                     |                   |                        |                          |                                       |                               |                                    | \$727,789                           | \$11,818   | \$16,127,236                      | Still under construction - 62% RE Invest Attainment  |
| 49 | C   | Pinchal & Company LLC III  | 2024-2033 (no filing) | EZ     | 5 - 2024<br>10 - 2025<br>20 - 2026  | 0          | 0                     | 0             | \$0                          | \$26,000,000             |                     |                   |                        |                          |                                       |                               |                                    | \$0                                 | \$0  | \$0                               | Still under construction - 0% RE Invest Attainment   |
| 50 | R2  | Pizzuti GM Holdings LLC & Pizzuti GM LLC   | 2020-2029 (active)    | EZ     | 15 - 2020<br>25 - 2021<br>25 - 2022 | 25         | 25                    | 0             | \$1,250,000                  | \$13,756,675             | 23                  | 2                 | 21                     | \$7,171                  | \$179                                 | \$1,861,341                   | \$46,534                           | \$0                                 | \$0  | \$25,684,084                      | Low Jobs - Within Job Creation Window - 8% New Job Attainment - 187% RE Invest Attainment  |
| 51 | C   | Pizzuti Short North Office LLC   | 2015-2024 (active)    | EZ     | 20 by 2017                          | 20         | 20                    | 0             | \$1,230,000                  | \$20,600,000             | 276                 | 118               | 160                    | \$6,349,811              | \$158,884                             | \$18,567,597                  | \$494,088                          | \$0                                 | \$0  | \$15,449,243                      | 590% New Job Attainment - 75% RE Invest Attainment   |
| 52 | C   | Research Alloys Company, Inc. & Hildreth Properties, Inc.                          | 2021-2030 (pending)   | EZ     | 3 - 2021<br>5 - 2022<br>6 - 2023    | 15         | 3                     | 12            | \$112,200                    | \$2,215,000              | 16                  | 4                 | 12                     | \$166,943                | \$4,174                               | \$740,716                     | \$18,518                           | \$149,149                           | \$4,277  | \$2,708,711                       | 133% New Job Attainment - 122% RE Invest Attainment  |
| 53 | C   | Revolucion Holding, Inc. dba Condado Tacos and Westerville Taco Real Estate LLC    | 2021-2030 (active)    | EZ     | 5 - 2021<br>15 - 2022<br>20 - 2023  | 41         | 5                     | 36            | \$200,000                    | \$1,600,000              | 71                  | 9                 | 36                     | \$111,885                | \$2,732                               | \$2,002,242                   | \$50,053                           | \$0                                 | \$0  | \$1,913,501                       | 180% New Job Attainment - 120% RE Invest Attainment  |
| 54 | R2  | Rick West Owner 2-3 LLC & The Columbus-Franklin County Finance Authority #1 (1815) | 2021-2035 (active)    | CRA    | 3 - 2021<br>6 - 2022<br>10 - 2023   | 3          | 3                     | 0             | \$93,600                     | \$17,202,912             | 8                   | 0                 | 8                      | 0                        | \$0                                   | 402,526                       | 4,220                              | \$0                                 | \$0  | 15,884,989                        | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 92% RE Invest Attainment   |
| 55 | R2  | Rick West Owner 2-3 LLC & The Columbus-Franklin County Finance Authority #2 (1675) | 2021-2035 (active)    | EZ     | 3 - 2021<br>6 - 2022<br>10 - 2023   | 3          | 3                     | 0             | \$93,600                     | \$16,514,749             | 2                   | 0                 | 2                      | 0                        | \$0                                   | 90,429                        | 2,269                              | \$0                                 | \$0  | 15,884,989                        | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 96% RE Invest Attainment   |
| 56 | C   | Riverview Hotel, LLC   | 2014-2023 (active)    | EZ     | 5 - 2015<br>5 - 2016<br>5 - 2017    | 5          | 5                     | 0             | \$271,560                    | \$13,370,000             | 22                  | 18                | 4                      | \$332,032                | \$8,310                               | \$134,645                     | \$3,366                            | \$0                                 | \$0  | \$13,586,426                      | 360% New Job Attainment - 102% RE Invest Attainment  |
| 57 | R3  | RM Bilrite LLC & Watkins Road LLC  | 2021-2030 (active)    | EZ     | 5 - 2021<br>23 - 2022<br>40 - 2023  | 6          | 5                     | 1             | \$209,718                    | \$1,650,000              | 0                   | 0                 | 0                      | \$0                      | \$0                                   | \$0                           | \$0                                | \$0                                 | \$0  | \$7,286,577                       | Low Jobs - Within Job Creation Window - 0% New Job Attainment - Abatement in Place but Cannot Count Jobs - 442% RE Invest Attainment |
| 58 | R2  | TKS Industrial Company et al (RY21 1st RY)   | 2023-2032 (new)       | EZ     | 3 - 2023<br>7 - 2024<br>12 - 2025   | 60         | 0                     | 60            | \$0                          | \$1,233,860              |                     |                   |                        |                          |                                       |                               |                                    | \$132,165                           | \$3,153  | \$1,111,425                       | Incomplete Report - No CJPR Initially - Still under construction - 90% RE Invest Attainment  |

**RY2021 (2022) COLUMBUS TAX INCENTIVE REVIEW COUNCIL PROJECT STATUS (SCHOOL) REPORT**

| #   | Consent (C) <sup>1</sup> / Review (R1/R2/R3) <sup>2,3,4</sup> | AGREEMENT NAME   | TERM <sup>5</sup>     | EZ/CRA | Job Creation Time Frame                             | Total Jobs | New Jobs <sup>6</sup> | Retained Jobs | New Job Payroll <sup>7</sup> | Real Property Investment | Total Reported Jobs | Reported New Jobs | Reported Retained Jobs | Reported New Job Payroll | Reported New Job Payroll Withholdings | Reported Retained Job Payroll | Reportee Retained Job Withholdings | Reported Construct Payroll (if any) | Reported Construct Payroll Withholdings (if any) | Reported Real Property Investment | NOTES <sup>8</sup>  |
|---|---|--|-----------------------|--------|---|------------|-----------------------|---------------|------------------------------|--------------------------|---------------------|-------------------|------------------------|--------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|-----------------------------------|---|
| 59  | C   | Town Square LP & Heartland Bank                              | 2014-2023 (active)    | EZ     | 1 - 2015<br>2 - 2016<br>2 - 2017                    | 2          | 2                     | 0             | \$80,000                     | \$930,000                | 7                   | 2                 | 5                      | \$203,527                | \$4,941                               | \$254,119                     | \$6,144                            | \$0                                 | \$0  | \$1,391,444                       | 100% New Job Attainment - 150% RE Invest Attainment   |
| 60  | C   | UPH Holdings, LLC dba University Plaza Hotel                 | 2017-2026 (active)    | EZ     | 15 - 2020<br>15 - 2019<br>15 - 2018                 | 15         | 15                    | 0             | \$853,000                    | \$35,000,000             | 54                  | 51                | 3                      | \$1,406,830              | \$35,171                              | \$412,134                     | \$10,303                           | \$0                                 | \$0  | \$56,167,731                      | 340% New Job Attainment - 160% RE Invest Attainment   |
| 61  | C   | V&S Columbus, et al  | 2014-2023 (active)    | EZ     | 2 - 2013<br>3 - 2014<br>4 - 2015                    | 78         | 4                     | 74            | \$120,000                    | \$6,400,000              | 119                 | 45                | 74                     | \$1,695,950              | \$42,399                              | \$7,044,256                   | \$176,108                          | \$0                                 | \$0  | \$7,806,000                       | 1125% New Job Attainment - 122% RE Invest Attainment  |
| 62  | C   | Whirlpool Corporation, Penske Logistics, DBRREEF US PRP      | 2009-2023 (active)    | CRA    | 0-2011<br>0-2012<br>200-2013<br>Future - 12/31/2013 | 200        | 200                   | 0             | \$5,609,426                  | \$46,200,000             | 146                 | 146               | 0                      | 5,398,047                | \$136,698                             | \$0                           | \$0                                | \$0                                 | \$0  | \$63,215,979                      | 73% New Job Attainment - 137% RE Invest Attainment  |
| 63  | C   | Wood Real Estate. LLC & Wood Operating Co.                   | 2014-2023 (active)    | EZ     | 0 - 2012<br>2 - 2013<br>3 - 2014                    | 15         | 3                     | 12            | \$111,300                    | \$4,000,000              | 25                  | 13                | 12                     | \$772,820                | \$18,930                              | \$843,314                     | \$19,751                           | \$0                                 | \$0  | \$5,284,094                       | 433% New Job Attainment - 132% RE Invest Attainment   |
| 64  | R3  | Zimmerman Companies, LLC: 1201 Dublin Road, LLC & Versa, LLC | 2018-2027 (active)    | EZ     | 2 - 2018<br>4 - 2019<br>6 - 2020                    | 12         | 6                     | 6             | \$260,000                    | \$1,060,000              | 8                   | 2                 | 6                      | \$41,157                 | \$926                                 | \$531,537                     | \$13,288                           | \$0                                 | \$0  | \$1,746,969                       | Low Jobs - 33% New Job Attainment - Outside Job Creation Window - 165% RE Invest Attainment |
|   |   |  |                       |        |   | 9,047      | 4,050                 | 4,997         | \$187,770,081                | \$1,163,478,774          | 10,169              | 3,287             | 6,857                  | \$143,446,797            | \$3,545,823                           | \$733,712,970                 | \$18,286,914                       | \$12,762,793                        | \$304,309  | \$1,452,464,811                   |   |
| <b>COLUMBUS CITY SCHOOL DISTRICT &amp; GAHANNA JEFFERSON CITY SCHOOL DISTRICT</b> |   |  |                       |        |   |            |                       |               |                              |                          |                     |                   |                        |                          |                                       |                               |                                    |                                     |  |                                   |   |
| 65  | C   | NetJets Inc. & Realty Income Properties 6 LLC                | 2012-2021 (expiring)  | EZ     | 9 - 2011<br>18 - 2012<br>19 - 2013                  | 1,325      | 19                    | 1,306         | \$1,459,533                  | \$15,000,000             | 1,625               | 319               | 1,306                  | \$12,949,142             | \$317,592                             | \$168,442,548                 | \$4,133,063                        | \$0                                 | \$0  | \$21,274,468                      | 1697% New Job Attainment - 142% RE Invest Attainment  |
|   |   |  |                       |        |   | 1,325      | 19                    | 1,306         | \$1,459,533                  | \$15,000,000             | 1,625               | 319               | 1,306                  | \$12,949,142             | \$317,592                             | \$168,442,548                 | \$4,133,063                        | \$0                                 | \$0  | \$21,274,468                      |   |
| <b>GAHANNA JEFFERSON CITY SCHOOL DISTRICT</b>                                     |   |  |                       |        |   |            |                       |               |                              |                          |                     |                   |                        |                          |                                       |                               |                                    |                                     |  |                                   |   |
| 66  | C   | AirSide 1 (One) LLC (BVK #1)                                 | 2015-2024 (active)    | EZ     | 3 - 2016<br>6 - 2017<br>10 - 2018                   | 10         | 10                    | 0             | \$350,000                    | \$6,000,000              | 114                 | 15                | 99                     | \$624,978                | \$15,625                              | \$6,996,602                   | \$174,915                          | \$0                                 | \$0  | \$6,443,677                       | 84% New Job Attainment - 101% RE Invest Attainment  |
| 67  | C   | AirSide 2 (Two) LLC (BVK #2)                                 | 2017-2026 (active)    | EZ     | 3 - 2017<br>6 - 2018<br>10 - 2019                   | 10         | 10                    | 0             | \$350,000                    | \$6,000,000              | 76                  | 34                | 42                     | \$1,613,228              | \$39,830                              | \$5,648,959                   | \$143,924                          | \$0                                 | \$0  | \$5,171,889                       | 340% New Job Attainment - 86% RE Invest Attainment  |
| 68  | C   | AirSide 3 (Three) LLC (BVK #3)                               | 2018-2027 (active)    | EZ     | 3 - 2019<br>6 - 2020<br>10 - 2021                   | 10         | 10                    | 0             | \$350,000                    | \$6,100,000              | 91                  | 29                | 62                     | \$1,328,575              | \$33,215                              | \$5,675,181                   | \$141,880                          | \$0                                 | \$0  | \$9,300,000                       | 290% New Job Attainment - 152% RE Invest Attainment   |
| 69  | C   | AirSide 5 (Five) LLC   | 2022-2031 (no filing) | EZ     | 3 - 2022<br>6 - 2023<br>10 - 2024                   | 0          | 0                     | 0             | \$0                          | \$8,000,000              |                     |                   |                        |                          |                                       |                               |                                    | \$0                                 | \$0  | \$0                               | Still under construction - 0% RE Invest Attainment  |
| 70  | R2  | Distinctive Surfaces, LLC et al (fka AirSide 4 (Four) LLC)   | 2020-2029 (active)    | EZ     | 8 - 2021<br>16 - 2022<br>25 - 2023                  | 69         | 8                     | 61            | \$320,128                    | \$5,250,000              | 8                   | 0                 | 8                      | \$0                      | \$0                                   | \$191,064                     | \$4,777                            | \$0                                 | \$0  | \$5,525,743                       | Low Jobs - Within Job Creation Window - 0% New Job Attainment - 105% RE Invest Attainment   |
| 71  | C   | Settle-Muter Electric, Ltd. (RY21 1st RY)                    | 2022-2031 (new)       | EZ     | 6 - 2022<br>14 - 2023<br>20 - 2024                  | 175        | 0                     | 175           | \$0                          | \$1,650,000              |                     |                   |                        |                          |                                       |                               |                                    | \$518,617                           | \$12,966   | \$3,690,942                       | Still under construction - 224% RE Invest Attainment  |
|   |   |  |                       |        |   | 274        | 38                    | 236           | \$1,370,128                  | \$33,000,000             | 289                 | 78                | 211                    | \$3,566,782              | \$88,670                              | \$18,511,807                  | \$465,496                          | \$518,617                           | \$12,966   | \$30,132,251                      |   |
| <b>GROVEPORT MADISON LOCAL SCHOOL DISTRICT</b>                                    |   |  |                       |        |   |            |                       |               |                              |                          |                     |                   |                        |                          |                                       |                               |                                    |                                     |  |                                   |   |



**RY2021 (2022) COLUMBUS TAX INCENTIVE REVIEW COUNCIL PROJECT STATUS (SCHOOL) REPORT**

| #  | Consent (C) <sup>1</sup> / Review (R1/R2/R3) <sup>2,3,4</sup> | AGREEMENT NAME                       | TERM <sup>5</sup>     | EZ/CRA | Job Creation Time Frame          | Total Jobs | New Jobs <sup>6</sup> | Retained Jobs | New Job Payroll <sup>7</sup> | Real Property Investment | Total Reported Jobs | Reported New Jobs | Reported Retained Jobs | Reported New Job Payroll | Reported New Job Payroll Withholdings | Reported Retained Job Payroll | Reportee Retained Job Withholdings | Reported Construct Payroll (if any) | Reported Construct Payroll Withholdings (if any) | Reported Real Property Investment | NOTES <sup>8</sup>  |
|----|---|--------------------------------------|-----------------------|--------|----------------------------------|------------|-----------------------|---------------|------------------------------|--------------------------|---------------------|-------------------|------------------------|--------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|-----------------------------------|---|
| 72 | R1  | Cloverleaf Cold Storage Co. et al #2 | 2017-2026 (active)    | EZ     | 1 - 2017<br>2 - 2018<br>2 - 2019 | 2          | 2                     | 0             | \$49,920                     | \$3,000,000              | 0                   | 0                 | 0                      | \$0                      | \$0                                   | \$0                           | \$0                                | \$0                                 | \$0  | \$6,214,420                       | Reported Late - Missed City and State Deadlines - 207% RE Invest Attainment                           |
| 73 | R1  | Cloverleaf Cold Storage Co. et al #3 | 2020-2029 (no filing) | EZ     | 2 - 2020<br>4 - 2021<br>5 - 2022 | 35         | 4                     | 31            | \$151,838                    | \$4,200,000              | 385                 | 8                 | 31                     | \$367,433                | \$8,858                               | \$1,639,522                   | \$41,846                           | \$0                                 | \$0  | \$4,640,215                       | Reported Late - Missed City and State Deadlines - 200% New Job Attainment - 110% RE Invest Attainment |
|    |   |                                      |                       |        |                                  | 37         | 6                     | 31            | \$201,758                    | \$7,200,000              | 385                 | 8                 | 31                     | \$367,433                | \$8,858                               | \$1,639,522                   | \$41,846                           | \$0                                 | \$0  | \$10,854,635                      |   |

**HILLIARD CITY SCHOOL DISTRICT**

|    |    |  |                       |    |  |       |     |       |              |               |       |     |       |              |             |               |             |           |          |               |  |
|----|----|--|-----------------------|----|--|-------|-----|-------|--------------|---------------|-------|-----|-------|--------------|-------------|---------------|-------------|-----------|----------|---------------|--|
| 74 | R2 | Advanced Turf Solutions, Inc. & ATS Columbus Investments II, LLC | 2019-2028 (active)    | EZ | 2 - 2019<br>4 - 2020<br>6 - 2021       | 24    | 6   | 18    | \$390,000    | \$3,200,000   | 16    | 0   | 16    | \$0          | \$0         | \$1,371,641   | \$32,615    | \$0       | \$0      | \$3,918,873   | Low Jobs - Final Year Job Creation Window - 0% New Job Attainment - 122% RE Invest Attainment            |
| 75 | C  | Allied Mineral Products, Inc.                                    | 2016-2025 (active)    | EZ | 2 - 2017<br>16 - 2018<br>58 - 2019     | 283   | 58  | 225   | \$1,840,000  | \$7,000,000   | 293   | 68  | 225   | \$4,950,817  | \$123,772   | \$20,226,386  | \$505,661   | \$0       | \$0      | \$17,021,071  | 117% New Job Attainment - 243% RE Invest Attainment  |
| 76 | C  | Ball Metal Food Container, LLC                                   | 2017-2026 (active)    | EZ | 20 - 2018 40 - 2019 50 - 2020          | 196   | 50  | 146   | \$2,500,000  | \$7,000,000   | 276   | 130 | 146   | \$9,035,151  | \$213,882   | \$12,409,917  | \$290,079   | \$0       | \$0      | \$13,667,572  | 260% New Job Attainment - 195% RE Invest Attainment  |
| 77 | C  | Boehringer Ingelheim Roxane #3                                   | 2016-2030 (active)    | EZ | N/A                                    | 948   | 0   | 948   | \$0          | \$41,200,000  | 948   | 0   | 948   | \$0          | \$0         | \$80,482,405  | \$2,148,467 | \$0       | \$0      | \$26,672,353  | 122% retained payroll attainment   |
| 78 | C  | Boehringer Ingelheim Roxane #4                                   | 2015-2024 (no filing) | EZ | 184 - 2015<br>216 - 2016<br>240 - 2017 | 300   | 240 | 60    | \$7,900,000  | \$18,000,000  | 167   | 0   | 60    | \$2,892,786  | \$75,653    | \$3,951,007   | \$103,646   | \$0       | \$0      | \$70,490,624  | Year 7 of 10 of Abatement Term - No Filing - No Forgone Tax Benefit Received - 392% RE Invest Attainment |
| 79 | C  | Lex 1860 Walcutt LLC (fka HCP)                                   | 2020-2029 (active)    | EZ | 2 - 2020<br>4 - 2021<br>5 - 2022       | 4     | 4   | 0     | \$124,800    | \$15,000,000  | 75    | 9   | 66    | \$158,530    | \$3,963     | \$2,822,996   | \$70,577    | \$0       | \$0      | \$15,314,300  | 225% New Job Attainment - 102% RE Invest Attainment  |
| 80 | C  | Marble Cliff Canyon, LLC (RY21 1st RY)                           | 2022-2031 (new)       | EZ | 1 - 2022<br>3 - 2023<br>5 - 2024       | 0     | 0   | 0     | \$0          | \$9,200,000   |       |     |       |              |             |               |             | \$226,664 | \$2,982  | \$4,497,732   | Still under construction - 49% RE Invest Attainment  |
| 81 | C  | Micro Electronics, Inc. et al                                    | 2017-2024 (active)    | EZ | 1 - 2017<br>3 - 2018<br>5 - 2019       | 109   | 5   | 104   | \$130,000    | \$2,670,000   | 151   | 47  | 104   | \$843,317    | \$21,083    | \$3,981,906   | \$99,547    | \$0       | \$0      | \$2,641,084   | 940% New Job Attainment - 99% RE Invest Attainment   |
| 82 | C  | Midwest Motor Supply Co. & PEDC Property Mgt., Inc.              | 2015-2024 (active)    | EZ | 20 - 2015<br>40 - 2016<br>60 - 2017    | 346   | 60  | 286   | \$2,248,800  | \$7,800,000   | 458   | 172 | 286   | \$6,122,106  | \$153,053   | \$25,848,627  | \$646,215   | \$0       | \$0      | \$11,367,919  | 287% New Job Attainment - 146% RE Invest Attainment  |
| 83 | C  | United Parcel Service, Inc. & BT-OH                              | 2020-2029 (active)    | EZ | 25 - 2020<br>50 - 2021<br>75 - 2022    | 798   | 50  | 748   | \$2,123,333  | \$43,155,760  | 1,193 | 445 | 748   | \$27,055,810 | \$673,227   | \$69,049,454  | \$1,719,432 | \$0       | \$0      | \$45,513,616  | 890% New Job Attainment - 105% RE Invest Attainment  |
| 84 | R1 | Vandalia Rental (BND Rental) (RY21 1st RY)                       | 2022-2031 (new)       | EZ | 3 - 2022 6 - 2023 10 - 2024            | 0     | 0   | 0     | \$0          | \$3,000,000   |       |     |       |              |             |               |             | \$358,336 | \$8,963  | \$3,000,000   | Still under construction - 100% RE Invest Attainment   |
|    |    |  |                       |    |  | 3,008 | 473 | 2,535 | \$17,256,933 | \$157,225,760 | 3,577 | 871 | 2,599 | \$51,058,518 | \$1,264,633 | \$220,144,339 | \$5,616,241 | \$585,000 | \$11,946 | \$214,105,143 |  |

**HAMILTON LOCAL SCHOOL DISTRICT**

|    |   |   |                              |     |                                   |   |   |   |     |               |    |   |    |          |         |           |          |     |     |              |  |
|----|---|---|------------------------------|-----|-----------------------------------|---|---|---|-----|---------------|----|---|----|----------|---------|-----------|----------|-----|-----|--------------|--|
| 85 | C | Magellan Enterprises LLC (RY21 1st RY)        | 2023-2060 (new multi-phased) | CRA | 0 - 2023<br>0 - 2024<br>20 - 2025 | 0 | 0 | 0 | \$0 | \$300,000,000 |    |   |    |          |         |           |          | \$0 | \$0 | 59,641,582   | Still under construction - 20% RE Invest Attainment      |
| 86 | C | Pinchal & Company LLC (nka Columbus STS, LLC) | 2021-2029 (no filing)        | EZ  | 0 - 2021<br>4 - 2022<br>4 - 2023  | 0 | 0 | 0 | \$0 | \$9,030,000   | 19 | 5 | 14 | \$61,701 | \$2,393 | \$512,567 | \$12,459 | \$0 | \$0 | \$10,372,586 | No Job Commitment Until 2022 - 115% RE Invest Attainment |

**RY2021 (2022) COLUMBUS TAX INCENTIVE REVIEW COUNCIL PROJECT STATUS (SCHOOL) REPORT**

| #   | Consent (C) <sup>1</sup> / Review (R1/R2/R3) <sup>2,3,4</sup> | AGREEMENT NAME  | TERM <sup>5</sup>   | EZ/CRA | Job Creation Time Frame  | Total Jobs | New Jobs <sup>6</sup> | Retained Jobs | New Job Payroll <sup>7</sup> | Real Property Investment | Total Reported Jobs | Reported New Jobs | Reported Retained Jobs | Reported New Job Payroll | Reported New Job Payroll Withholdings | Reported Retained Job Payroll | Reportee Retained Job Withholdings | Reported Construct Payroll (if any) | Reported Construct Payroll Withholdings (if any) | Reported Real Property Investment | NOTES <sup>8</sup>   |  |
|---|---|---|---|--------|--|------------|-----------------------|---------------|------------------------------|--------------------------|---------------------|-------------------|------------------------|--------------------------|---------------------------------------|-------------------------------|------------------------------------|-------------------------------------|--|-----------------------------------|--|--|
| 87  | C   | Shook Road Storage, LLC (RY21 1st RY)   | 2023-2032 (new)   | EZ     | 6 - 2023<br>14 - 2024<br>10 - 2025                                 | 0          | 0                     | 0             | \$0                          | \$20,904,201             | 19                  | 5                 | 14                     | \$61,701                 | \$2,393                               | \$512,567                     | \$12,459                           | \$447,866                           | \$12,649   | \$15,503,825                      | Still under construction - 74% RE Invest Attainment                                    |  |
| <b>OLENTANGY LOCAL SCHOOL DISTRICT</b>    |   |   |   |        |  | 0          | 0                     | 0             | \$0                          | \$329,934,201            | 19                  | 5                 | 14                     | \$61,701                 | \$2,393                               | \$512,567                     | \$12,459                           | \$447,866                           | \$12,649   | \$85,517,994                      |  |  |
| 88  | R3  | Pointe at Polaris Phase I, Pointe at Polaris Phase II, LLC & Columbus-Franklin County Finance Authority | 2018-2027 (Phase I active)<br>2021-2030 (Phase II active) | CRA    | 141 - 2016<br>282 - 2017<br>423 - 2018<br>564 - 2019<br>708 - 2020 | 885        | 708                   | 177           | \$45,489,000                 | \$15,000,000             | 319                 | 142               | 177                    | 11,638,652               | \$289,452                             | 19,848,074                    | 488,274                            | \$56,970                            | \$2,345  | 68,636,105                        | Delaware County Project - Always on Full Review - Low Jobs Outside Job Creation Window |  |
| 89  | R3  | Polaris Medical Office Development, LLC   | 2015-2024 (active)  | EZ     | 10 - 2012<br>16 - 2013<br>21 - 2014                                | 21         | 21                    | 0             | \$1,029,000                  | \$8,250,000              | 86                  | 41                | 45                     | \$3,961,062              | \$97,264                              | \$4,306,506                   | \$104,952                          | \$0                                 | \$0  | \$7,197,448                       | Delaware County Project - Always on Full Review  |  |
| <b>SOUTH WESTERN CITY SCHOOL DISTRICT</b> |   |   |   |        |  | 906        | 729                   | 177           | \$46,518,000                 | \$23,250,000             | 405                 | 183               | 222                    | \$15,599,714             | \$386,716                             | \$24,154,580                  | \$593,226                          | \$56,970                            | \$2,345  | \$75,833,553                      |  |  |
| 90  | R2  | Jana Holdings, LLC & Acorn Distributors, Inc.   | 2019-2028 (active)  | EZ     | 4 - 2019<br>8 - 2020<br>12 - 2021                                  | 54         | 12                    | 42            | \$540,000                    | \$4,500,000              | 38                  | 0                 | 38                     | \$0                      | \$0                                   | \$2,256,898                   | \$56,420                           | \$0                                 | \$0  | \$6,287,064                       | Low Jobs - Within Job Creation Window - 140% RE Invest Attainment                      |  |
| 91  | C   | MSC Industrial Direct Co., Inc., et al  | 2015-2024 (active)  | EZ     | 198 - 2019   | 198        | 198                   | 0             | \$6,000,000                  | \$27,500,000             | 153                 | 153               | 0                      | \$7,438,290              | \$185,632                             | \$0                           | \$0                                | \$0                                 | \$0  | \$31,173,053                      | 71% New Job Attainment - 124% New Job Payroll Attainment - 113% RE Invest Attainment   |  |
| 92  | C   | T. Marzetti Company (RY21 1st RY)   | 2022-2031 (new)   | EZ     | 6 - 2022<br>12 - 2023<br>20 - 2024                                 | 104        | 0                     | 104           | \$0                          | \$5,400,000              | 191                 | 153               | 38                     | \$7,438,290              | \$185,632                             | \$2,256,898                   | \$56,420                           | \$1,804,133                         | \$42,511   | \$13,249,472                      | Still under construction - 245% RE Invest Attainment                                   |  |
| <b>WORTHINGTON CITY SCHOOL DISTRICT</b>   |   |   |   |        |  | 356        | 210                   | 146           | \$6,540,000                  | \$37,400,000             | 191                 | 153               | 38                     | \$7,438,290              | \$185,632                             | \$2,256,898                   | \$56,420                           | \$1,804,133                         | \$42,511   | \$50,709,589                      |  |  |
| 93  | C   | SEA, Ltd.   | 2017-2026 (active)  | EZ     | 10 - 2016<br>20 - 2017<br>30 - 2018                                | 126        | 30                    | 96            | \$3,000,000                  | \$9,000,000              | 135                 | 39                | 96                     | \$2,008,639              | \$50,216                              | \$12,331,950                  | \$308,299                          | \$0                                 | \$0  | \$13,297,928                      | 130% New Job Attainment - 148% RE Invest Attainment                                    |  |
| <b>Totals:</b>                            |   |   |   |        |  | 15,079     | 5,555                 | 9,524         | \$264,116,433                | \$1,775,488,735          | 16,795              | 4,943             | 11,374                 | \$236,497,015            | \$5,850,532                           | \$1,181,707,181               | \$29,513,964                       | \$16,175,379                        | \$386,727  | \$1,954,190,372                   |  |  |
| <b>Percentage Attainment:</b>             |   |   |   |        |  |            |                       |               |                              |                          | 111%                | 89%               | 119%                   | 90%                      |                                       |                               |                                    |                                     |  |                                   | 110%   |  |

NOTES: 1 "C" indicates the Agreement is on the Consent Agenda whereas the Agreement is deemed to be in full compliance per the RY2021 Annual Report and that all of these Consent Agenda Agreements will be voted upon as a group by the TIRC to Continue.  
 2 "R1" indicates the Agreement is on Review Agenda A whereas the Agreement missed the reporting deadline but once received and reviewed the Agreement was deemed to be in full compliance otherwise.  
 3 "R2" indicates the Agreement is on Review Agenda B whereas a review and audit of the annual report was not possible due to incomplete reporting of if jobs are low within the job creation window.  
 4 "R3" indicates the Agreement is on Review Agenda C whereas the Agreement has been deemed to be out of compliance with the terms of the Agreement and must be fully reviewed individually.  
 5 A term shown in italics indicates either (1) a new project, (2) the abatement is pending or (3) no filing with the indication shown in parenthesis.  
 6 A New Job commitment shown in italics indicates the Agreement is still within the job creation time-frame, and the number shown indicates the commitment for the current reporting year.  
 7 A New Jobs Payroll commitment amount shown in italics provides the amount of new job payroll commensurate with the New Job commitment for the current reporting year.  
 8 "CJPR" is the Construction Jobs and Payroll Report; "eJPR" is the electronic Excel Jobs and Payroll Report; "RE Report" is the Itemized List of Real Estate Improvements Report.