



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Franklin County Tax Incentive Review Council  
Annual Meeting  
City of Grove City, Ohio

Date: August 10, 2020  
Time: 11:45 – 12:15 p.m.  
Location: Virtual Meeting via Zoom Conferencing

## AGENDA

- A. Call to Order/Roll Call
- B. Approval of August 12, 2019 Minutes
- C. Community Reinvestment Areas Report
- D. Tax Increment Financing Districts Report
- E. New Business



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

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*Richard L. "Ike" Stage, Mayor*  
*Charles Boso, City Administrator*

TIRC Meeting  
August 10, 2020

Grove City Members

Richard L. "Ike" Stage, Mayor

Chuck Boso, City Administrator

Christine Houk, City Council President

Hugh Garside, SWCS District Treasurer

Ron Grossman, Jackson Township Treasurer

1 2019 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL  
2 ANNUAL MEETING

3 - - -

4  
5 In the Matter of:  
6 City of Grove City  
7 Community Reinvestment Area  
8 Tax Increment Financing  
9 Tax Incentive Review Council  
10

11 - - -

12 TRANSCRIPT OF PROCEEDINGS

13 - - -

14 Monday, August 12, 2019  
15 1:45 p.m.  
16 Franklin County Commissioners'  
17 Hearing Room  
18 373 South High Street  
19 26th Floor  
20 Columbus, Ohio 43215

21 - - -

22 TRACI E. PEOPLES  
23 PROFESSIONAL COURT REPORTER

24 - - -

ANDERSON REPORTING SERVICES, INC.  
1421 West Third Avenue  
Columbus, Ohio 43212  
(614) 326-0177

1 APPEARANCES:

2 Michael Stinziano, Franklin County Auditor

3 Toni Cunningham, Franklin County Commissioners  
4 Appointee

5 Kelan Craig, Franklin County Commissioners Appointee

6 Michael Kinninger, Franklin County Commissioners  
Appointee

7 Joshua Roth, Franklin County Economic Development  
8 and Planning Department

9 Monte Detterman, South-Western City Schools

10 Ron Grossman, Jackson Township Fiscal Officer

11 Christine Houk, Member, Grove City Council

12 Kyle Rauch, Grove City Planning Department Director

13 - - -

14 ALSO PRESENT:

15 Shelley May, Franklin County Auditor's Office  
16 Kelly Washington, Franklin County Auditor's Office

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1 MONDAY AFTERNOON SESSION  
2 August 12, 2019  
3 1:45 p.m.

4 - - -

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

6 - - -

7 BE IT REMEMBERED THAT, on the 12th day of  
8 August, 2019, this cause came on for meeting before  
9 Franklin County Tax Incentive Review Council. And,  
10 the parties appearing in person and/or by counsel,  
11 as hereinafter set forth, the following proceedings  
12 were had:

13 - - -

14 CHAIRPERSON STINZIANO: Good afternoon.  
15 Welcome. Today is August 12, 2019. I am Michael  
16 Stinziano, Franklin County Auditor and statutory  
17 chairperson for the TIRC. We are here reviewing the  
18 City of Grove City TIRC.

19 I would like to start with the roll call.  
20 Go around from my right and make sure you introduce  
21 yourselves and verify that we do have a quorum.

22 MR. DETTERMAN: Monte Detterman,  
23 South-Western City School District.

24 MS. HOUK: Christine Houk, Member of  
Council for Grove City.

1 MR. GROSSMAN: Ron Grossman, Jackson  
2 Township Fiscal Officer.

3 MR. CRAIG: Kelan Craig, Franklin County  
4 Commissioners Appointee.

5 CHAIRPERSON STINZIANO: Michael  
6 Stinziano, Franklin County Auditor.

7 MS. CUNNINGHAM: Toni Cunningham,  
8 Franklin County Commissioners Appointee.

9 MR. KINNINGER: Michael Kinninger,  
10 Franklin County Commissioners Appointee.

11 MR. RAUCH: Kyle Rauch, Development  
12 Director for the City of Grove City.

13 CHAIRPERSON STINZIANO: And any staff  
14 want to make any introductions for the purposes of  
15 the minutes?

16 MS. WASHINGTON: Kelly Washington,  
17 Franklin County Auditor support.

18 MS. MAY: Shelley May, County Auditor  
19 support.

20 CHAIRPERSON STINZIANO: Thank you.  
21 First on the agenda is review of last  
22 year's minutes, dated July 18, 2019. Are there any  
23 corrections or changes to that?

24 MR. KINNINGER: I noted what I think is

1 one typo on page 15, line 2. It says: "But I know  
2 some of these ground field sites are beginning to  
3 become residential." And I think that should read  
4 "but I know some of these brown field sites are  
5 beginning to become residential."

6 CHAIRPERSON STINZIANO: Very thorough  
7 review.

8 Any other changes or comments?

9 Seeing none, could I have a motion to  
10 approve the minutes with that suggested -- for the  
11 minutes with that suggested amendment.

12 MR. KINNINGER: I'll make that motion.

13 MR. CRAIG: Second.

14 CHAIRPERSON STINZIANO: It's been moved  
15 and seconded.

16 All in favor?

17 (Vote taken.)

18 CHAIRPERSON STINZIANO: Any opposed?

19 (No audible response.)

20 CHAIRPERSON STINZIANO: I will be  
21 abstaining from the vote, since I was not present at  
22 the meeting.

23 The minutes are passed.

24 And we will review and vote on the status

1 of the pre-94 CRA abatement for Tax Year 2018.

2 Who will be presenting?

3 MR. RAUCH: I will.

4 CHAIRPERSON STINZIANO: The floor is  
5 yours.

6 MR. RAUCH: Thank you.

7 If it's okay with everyone, I'd like to  
8 present them all at one time. These are all pre-94  
9 agreements. They are all within the same township  
10 and same school district. So I'll briefly go over  
11 materials. There are 84 exempted properties in  
12 Grove City right now. There currently are nine --  
13 Nine are set to expire this year. There is one tax  
14 delinquency in the amount of \$7,156.48.

15 With that, I can answer any of your  
16 questions you might have.

17 CHAIRPERSON STINZIANO: Thank you for the  
18 report.

19 Are there any questions or comments?

20 MS. MAY: I do have a comment about the  
21 letter -- the delinquent letter you sent out to the  
22 Nurse Medical Healthcare Services. You listed as it  
23 being in a TIF, and it should be as a CRA.

24 MR. RAUCH: Prior to the meeting, we



1 corrected that and a new letter was sent out.

2 MS. MAY: Okay. Thank you.

3 CHAIRPERSON STINZIANO: Are there any  
4 additional questions or comments?

5 Being none, is there a motion to accept  
6 the report and find them in compliance?

7 MR. KINNINGER: So moved.

8 MS. CUNNINGHAM: Second.

9 CHAIRPERSON STINZIANO: It's been moved  
10 and seconded.

11 All those in favor?

12 (Vote taken.)

13 CHAIRPERSON STINZIANO: Any opposed?

14 (No audible response.)

15 CHAIRPERSON STINZIANO: Your reports are  
16 accepted.

17 We will review and vote on the City of  
18 Grove City TIF District's status report for Tax Year  
19 2018 and acknowledge the auditor's belief that that  
20 parcel was included in the TIRC packet.

21 So you will be presenting this?

22 MR. RAUCH: Correct. Thank you.

23 CHAIRPERSON STINZIANO: Lucky you.

24 MR. RAUCH: Yes.

1           Grove City has six TIF districts. These  
2 are in your packet. Four of them are parcel TIFs  
3 and the remaining are zone district TIFs. They all  
4 performing as planned.

5           If you notice on the sheets, there is a  
6 row for "Receipts" and "Debts." So we listed out  
7 the amount of dollars we collect for each TIF and  
8 how much we paid out. They're all performing well.  
9 And if there is any excess, we'll be using those  
10 dollars for capital projects.

11           Some of our bigger projects going on  
12 right now is the reconstruction of Borrer Road,  
13 which is a township and city road, kind of  
14 intermingled. Seeds Road is the same type of a  
15 situation.

16           So, like I said, they're all performing  
17 pretty well. And any excess will be utilized for  
18 capital improvements to improve the properties  
19 within the TIF districts.

20           With that, I can answer any questions you  
21 might have.

22           CHAIRPERSON STINZIANO: Thank you for the  
23 report.

24           Are there any questions or comments?

1 (No audible response.)

2 CHAIRPERSON STINZIANO: Being none, I'd  
3 like to seek a motion to accept the TIF report.

4 MR. CRAIG: So moved.

5 CHAIRPERSON STINZIANO: It's been moved.  
6 Is there a second?

7 MS. HOUK: Second.

8 CHAIRPERSON STINZIANO: It's been moved  
9 and seconded.

10 All those in favor?

11 (Vote taken.)

12 CHAIRPERSON STINZIANO: Any opposed?

13 (No audible response.)

14 CHAIRPERSON STINZIANO: The report is  
15 accepted.

16 Do we have any other business before we  
17 adjourn the TIRC?

18 MS. WASHINGTON: Yes. I just wanted to  
19 address that recommendations from the TIRC, whether  
20 approved or not approved, goes to city council. We  
21 have not received legislation after the TIRC  
22 meeting.

23 MR. RAUCH: We can make sure they're put  
24 on the council agenda moving forward. That's not a

1 problem.

2 MS. WASHINGTON: That would be great.

3 Thank you.

4 CHAIRPERSON STINZIANO: Any other  
5 business?

6 (No audible response.)

7 CHAIRPERSON STINZIANO: Being none, we  
8 are adjourned.

9 - - -

10 And, thereupon, the proceeding was  
11 concluded at approximately 1:50 p.m.

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C-E-R-T-I-F-I-C-A-T-E

I do hereby certify that the foregoing is a true, correct and complete written transcript of the proceedings in this matter, taken by me on the 12th day of August, 2019, and transcribed from my stenographic notes.

*Traci E. Peoples*

TRACI E. PEOPLES  
Professional Reporter and Notary Public  
in and for the State of Ohio.

My Commission Expires July 15, 2024.



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2020 TIRC Meeting

August 10, 2020

CRA District Summary

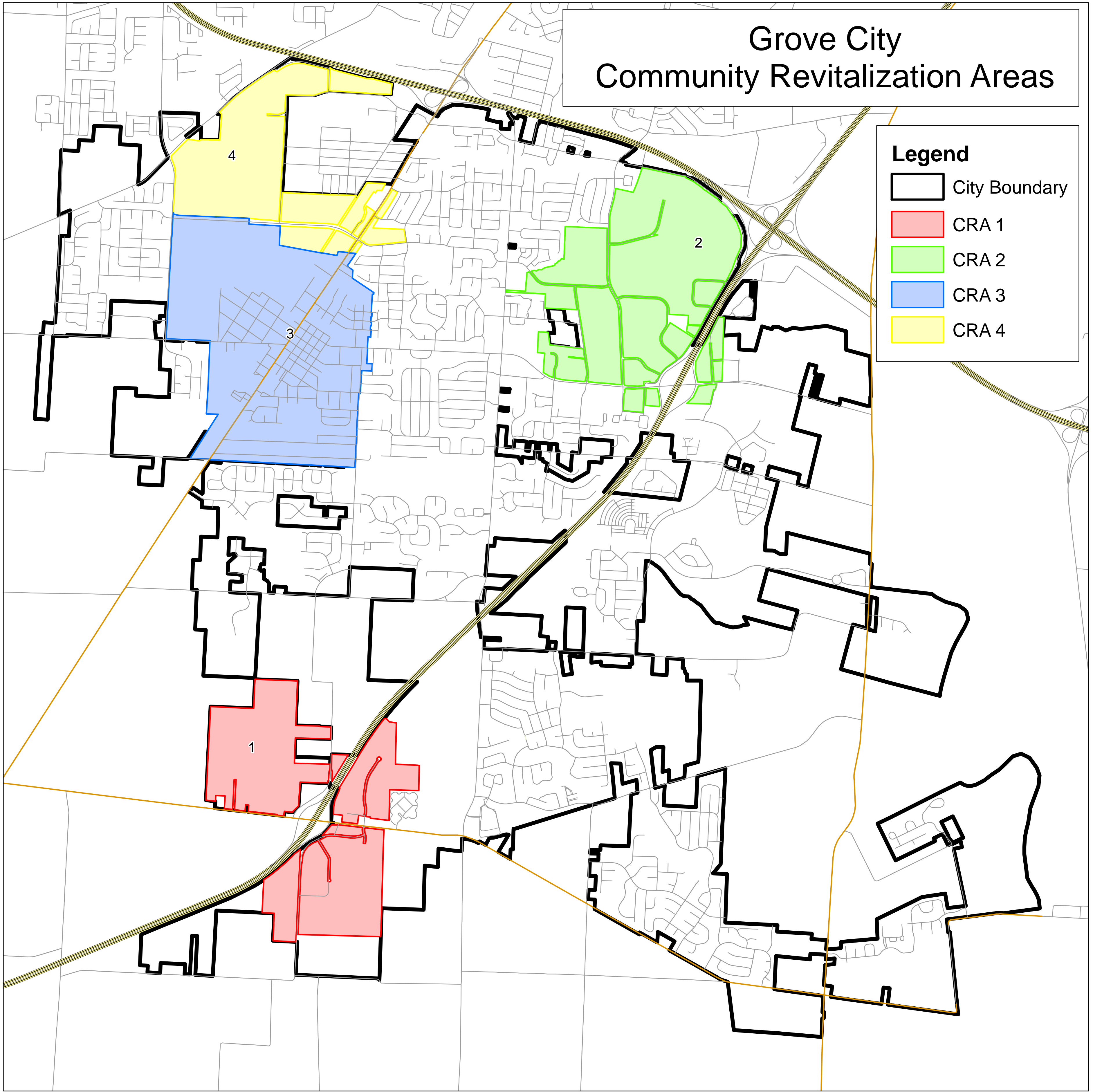
- 100 exempted properties, eight (8) expire in 2020.
- No delinquent on RE taxes in CRAs.
- As of July 2020 there were approximately 15,377 parcels in the City.
- The 100 exempt properties are equivalent to approximately 0.65% of all parcels within the City.

<b>CRA District</b>	<b>CRA 1</b>	<b>CRA 2</b>	<b>CRA 3</b>	<b>CRA 4</b>	<b>Total</b>
Established	1983	1986	1987	1991	-
Filed Exemptions	16	31	36	17	100
Expiring Exemptions 2020	3	2	2	1	8
Delinquent Parcels	0	0	0	0	0
Delinquent Total \$	\$0	\$0	\$0	\$0	\$0
Total Appraised Value	\$49,245,500	\$83,348,100	\$18,707,900	\$55,923,000	207,224,500
Total Abated Value	\$27,603,200	\$2,652,177.67	12,961,800	48,860,600	92,077,778
Estimated Jobs	2,393	1,100	42	534	4,069
Total Parcels in District	48	157	1,749	55	2,009

# Grove City Community Revitalization Areas

## Legend

- City Boundary
- CRA 1
- CRA 2
- CRA 3
- CRA 4



PARCEL #	OWNER'S NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	EFF. TAX YEARS
040-004962	FEDEX GROUND PACKAGE SYSTEM INC	15 YR / 100%	1,290,000	174,900	\$ 5,565.84	Current	2005-2019
040-004964	FEDEX GROUND PACKAGE SYSTEM INC	15 YR / 100%	12,894,200	3,690,100	\$ 117,421.00	Current	2005-2019
040-004964	FEDEX GROUND PACKAGE SYSTEM INC	15 YR / 100%					2006-2020
040-005813	GROVE CITY CABINET CO INC	15 YR / 100%	1,000,000	406,800	\$ 12,944.55	Current	2006-2020
040-005814	BPT LIMITED	15 YR / 100%	1,051,000	438,100	\$ 13,940.97	Current	2017-2031
040-007498	CONCORD ASSOCIATES	15 YR / 100%	1,750,000	526,100	\$ 16,741.17	Current	2009-2023
040-007500	WALLS PATRICIA A TR	15 YR / 100%	2,173,400	784,100	\$ 24,950.85	Current	2019-2033
040-009551	SHINE-KLORN LLC	15 YR / 100%	1,675,000	1,279,900	\$ 40,727.41	Current	2005-2019
040-009552	GCD EXCHANGE CO LLC	15 YR / 100%	4,828,000	3,913,200	\$ 124,519.68	Current	2015-2029
040-010335	TIGERPOLY MANUFACTURING INC	15 YR / 100%	7,765,000	4,197,100	\$ 133,553.97	Current	2008-2022
040-010335	TIGERPOLY MANUFACTURING INC	15 YR / 100%					2017-2031
040-013249	MOUNT CARMEL HEALTH SYSTEM	15 YR / 100%	4,030,000	3,416,600	\$ 108,717.65	Current	2007-2021
040-013250	MEADOW POND ACQUISITION LLC	15 YR / 100%	1,500,000	934,000	\$ 29,720.28	Current	2018-2032
040-013523	CONNAUGHTON PROPERTIES LLC	15 YR / 100%	1,600,000	1,150,800	\$ 36,618.93	Current	2009-2023
040-015380	LOGITECH INC	15 YR / 100%	4,704,500	4,134,800	\$ 131,571.08	Current	2016-2030
040-015419	TRIVIUM GROVE CITY LLC	15 YR / 100%	2,984,400	2,556,700	\$ 81,355.74	Current	2019-2033
		<b>TOTALS:</b>	<b>49,245,500</b>	<b>27,603,200</b>	<b>\$ 878,349.12</b>		<b>3 EXPIRE</b>

PARCEL #	OWNER'S NAME	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	Building Status	Inspection Date	NOTES
040-016117	1933 MARLANE DRIVE OHIO BECKNELL INVESTORS LLC	27,091,800	\$ 862,072.52	Current	2018-2032	Occupied	7/9/2020	Building #1
040-016118	1933 MARLANE DRIVE OHIO BECKNELL INVESTORS LLC				2019-2033	Occupied	7/9/2020	Building #2
040-004147	GATEWAY TO GROWING LLC	3,422,700	\$ 108,912.24	Current	2018-2032	Occupied	7/9/2020	
040-004149	TH MIDWEST INC	434,800	\$ 13,835.53	Current	2005-2019	Occupied	7/9/2020	
040-004150	3827 BROOKHAM LLC	2,405,800	\$ 76,553.58	Current	2009-2023	Occupied	7/9/2020	
040-005538	BLISSFUL CORP	708,100	\$ 22,532.49	Current	2019-2033	Occupied	7/9/2020	
040-005538	BLISSFUL CORP				2019-2028	Occupied	7/9/2020	
040-005552	MOO MOO GROVE CITY LLC	171,600	\$ 5,460.38	Current	2014-2028	Occupied	7/9/2020	
040-005958	1135 BRONX RIVER CORP	347,200	\$ 11,048.05	Current	2005-2019	Occupied	7/9/2020	
040-005961	ARITI LLC	1,656,700	\$ 52,717.35	Current	2016-2030	Occupied	7/9/2020	
040-005972	CMS EDU II GROVE CITY L P	2,204,800	\$ 70,157.66	Current	2011-2025	Occupied	7/9/2020	
040-006284	INGRAM FAMILY LIMITED PARTNERSHIP	427,900	\$ 13,616.42	Current	2006-2020	Occupied	7/9/2020	
040-007207	PIZZUTI/SOUTHPARK BUSINESS CENTER LLC	2,438,100	\$ 77,581.82	Current	2007-2021	Occupied	7/9/2020	
040-007213	PIZZUTI SOUTHPARK XX LLC	6,031,200	\$ 191,915.35	Current	2018-2032	Occupied	7/9/2020	
040-007623	TOSOH SMD INC	3,238,700	\$ 103,057.25	Current	2006-2020	Occupied	7/9/2020	
040-007623	TOSOH SMD INC			Current	2015-2029	Occupied	7/9/2020	
040-007778	ACM REALTY CO LIMITED	517,500	\$ 16,467.51	Current	2008-2022	Occupied	7/9/2020	
040-008161	SAI HOTELS LLC	3,811,500	\$ 121,283.98	Current	2015-2029	Occupied	7/9/2020	

PARCEL #	OWNER'S NAME	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	Building Status	Inspection Date	NOTES
040-008989	BECKER POWDER COATINGS INC	235,200	\$ 7,484.15	Current	2010-2024	Occupied	7/9/2020	Power Drum Storage Bldg
040-008989	BECKER POWDER COATINGS INC				2012-2021	Occupied	7/9/2020	
040-009461	AARTI HOSPITALITY LLC	1,294,400	\$ 41,188.35	Current	2012-2026	Occupied	7/9/2020	
040-011386	GRAND AERIE FRATERNAL ORDER OF EAGLES	1,983,700	\$ 63,122.63	Current	2007-2021	Occupied	7/9/2020	
040-012310	DDC HOTELS INC	11,560,100	\$ 367,847.74	Current	2007-2021	Occupied	7/9/2020	
040-013521	WINDSOR BOLTWORKS LLC	1,386,500	\$ 44,119.47	Current	2008-2022	Occupied	7/9/2020	
040-013577	TABALEEN LTD	1,184,600	\$ 37,694.47	Current	2007-2021	Occupied	7/9/2020	
040-013661	STEBECK FAMILY LIMITED PARTNERSHIP	893,200	\$ 28,422.02	Current	2007-2021	Occupied	7/9/2020	
040-014561	GREENLAWN REALTY	627,300	\$ 19,961.40	Current	2009-2023	Occupied	7/9/2020	
040-014605	ALADDIN SHRINERS HOLDING CORP	2,424,400	\$ 77,145.42	Current	2011-2025	Occupied	7/9/2020	
040-014605	ALADDIN SHRINERS HOLDING CORP				2016-2030	Occupied	7/9/2020	
040-015368	ALADDIN SHRINERS HOLDING CORP	353,200	\$ 11,238.97	Current	2016-2030	Occupied	7/9/2020	
040-015808	PRESTIGE HOTELS LLC	6,497,100	\$ 206,740.92	Current	2018-2032	Occupied	7/9/2020	
		83,348,100	\$ 2,652,177.67		<b>2 EXPIRE</b>			

**TAX YEAR 2019 STATUS REPORT**

**Grove City #3**

**Pre 94 No Benchmark Terms**

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	Building Status	Inspection Date	NOTES
040-000018	JALLAQ REBECCA	15 YR / 100%	NEW CONST	18,200	\$ 425.41	Current	2018-2032	Occupied	7/9/2020	Detached Garage
040-000018	JALLAQ REBECCA	10 YR / 100%	REMOD	-	\$ 2,569.20	Current	2019-2028	Occupied	7/9/2020	Dwelling: There was no value increase for this project.
040-000040	WHALEY RICHARD H	10 YR / 100%	REMOD	109,900	\$ 1,438.69	Current	2019-2028	Occupied	7/9/2020	
040-000054	3407 GRANT LLC	15 YR / 100%	NEW CONST	60,000	\$ 537.60	Current	2017-2031	Occupied	7/9/2020	Abt is for the det gar. UV for TY 17
040-000075	HALL ROBERT L JR & CAROL C	15 YR / 100%	NEW CONST	23,000	\$ 327,667.61	Current	2018-2032	Occupied	7/9/2020	
040-000102	PIZZUTI GCA LLC	3 YR / 100%	NEW CONST	10,297,400	\$ 11,200,000.00	Current	<b>2017-2019</b>	Occupied	7/9/2020	
040-000136	S J PARK WAY PROPERTIES LLC	10 YR / 100%	REMOD	99,000	\$ 484.20	Current	2019-2028	Occupied	7/9/2020	
040-000145	FYFFE MARK S & SANDRA S	10 YR / 100%	REMOD	20,700	\$ 260.93	Current	2012-2021	Occupied	7/9/2020	
040-000167	PARKERS PROPERTY HOLDINGS LLC	15 YR / 100%	NEW CONST	8,200	\$ 260.93	Current	2013-2027	Occupied	7/9/2020	
040-000170	MKOB PROPERTIES LLC	10 YR / 100%	REMOD	221,800	\$ 7,057.79	Current	2017-2026	Occupied	7/9/2020	
040-000237	JL DENTAL PROPERTIES LLC	10 YR / 100%	REMOD	280,500	\$ 8,926.07	Current	2013-2022	Occupied	7/9/2020	
040-000242	LAUBER RYAN & SHOEMAKER OWEN JAY	10 YRS / 100%	REMOD	163,300	\$ 3,817.41	Current	2018-2027	Occupied	7/9/2020	

**TAX YEAR 2019 STATUS REPORT**

**Grove City #3**

**Pre 94 No Benchmark Terms**

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	Building Status	Inspection Date	NOTES
040-000359	HALL DWANE E @(2)	10 YRS / 100%	REMOD	14,400	\$ 336.60	Current	2019-2028	Occupied	7/9/2020	
040-000360	3946 BROADWAY LLC	10 YR / 100%	REMOD	35,000	\$ 1,113.72	Current	2017-2026	Occupied	7/9/2020	
040-000382	CROW ANDREW L @(2)	10 YR / 100%	REMOD	11,300	\$ 264.46	Current	2019-2028	Occupied	7/9/2020	
040-000411	HEIDENREICH CHRIS M & HEIDENREICH MARY W	10 YR / 100%	REMOD	31,600	\$ 757.70	Current	2019-2028	Occupied	7/9/2020	
040-000439	VON JASINSKI STEPHEN W & VON JASINSKI JUDITH C	10 YR / 100%	REMOD	117,300	\$ 2,812.97	Current	2016-2025	Occupied	7/9/2020	
040-000439	VON JASINSKI STEPHEN W & VON JASINSKI JUDITH C	15 YR / 100%	NEW CONST				2016-2030	Occupied	7/9/2020	The NC Abt is for the det gar.
040-000498	VANSON PROPERTIES LLC	10 YR / 100%	REMOD	322,900	\$ 10,275.27	Current	2011-2020	Occupied	7/9/2020	
040-000522	ANDREWS JOHN W & ANDREWS KIMBERLEA D	10 YR / 100%	REMOD	234,700	\$ 5,485.70	Current	2019-2028	Occupied	7/9/2020	Det Garage
		15 YR / 100%	NEW CONST				2019-2033	Occupied	7/9/2020	Dwelling
040-000603	3952 BROADWAY LLC	10 YR / 100%	REMOD	-		Current	2017-2026	Occupied	7/9/2020	2017 ReAppr dropped bldg val below base tax of \$138,800. Therefore no val increase to abt.
040-000630	CRON WILLIAM S	10 YR / 100%	REMOD	25,500	\$ 596.38	Current	2019-2028	Occupied	7/9/2020	

**TAX YEAR 2019 STATUS REPORT**

**Grove City #3**

**Pre 94 No Benchmark Terms**

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	Building Status	Inspection Date	NOTES
040-000644	KAJ PROPERTIES L L C	15 YR / 100%	NEW CONST	122,300	\$ 2,932.85	Current	2013-2027	Occupied	7/9/2020	
040-000668	HAPNEY LUANN & HAPNEY GEORGE C	10 YR / 100%	REMOD	27,200	\$ 652.19	Current	2019-2028	Occupied	7/9/2020	
040-000678	ROBINSON MICHAEL E	10 YR / 100%	REMOD	8,500	\$ 204.16	Current	2019-2028	Occupied	7/9/2020	Dwelling
040-000804	MASSENELLI DOMINIC L @(2)	10 YR / 100%	REMOD	56,200	\$ 1,313.64	Current	2019-2028	Occupied	7/9/2020	
040-000822	JOSEPH JANET E TOD	10 YR / 100%	REMOD	51,000	\$ 1,192.12	Current	2014-2023	Occupied	7/9/2020	
040-000868	FITZWATER NANCY L	10 YR / 100%	REMOD	9,600	\$ 224.39	Current	2019-2028	Occupied	7/9/2020	
040-000963	COFFEY DENNIS	15 YR / 100%	NEW CONST	197,600	\$ 4,618.81	Current	2017-2031	Occupied	7/9/2020	
040-001201	LWB INVESTMENTS LLC	10 YR / 100%	REMOD	21,300	\$ 678.23	Current	2015-2024	Occupied	7/9/2020	
040-001216	3995 BROADWAY LLC	10 YR / 100%	REMOD	66,100	\$ 2,103.78	Current	2012-2021	Occupied	7/9/2020	



**TAX YEAR 2019 STATUS REPORT**

**Grove City #3**

**Pre 94 No Benchmark Terms**

PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL ABATED VALUE	EST. FOREGONE TAX	TAX STATUS	EFF. TAX YEARS	Building Status	Inspection Date	NOTES
040-005539	SHAMROCK THREE LLC	10 YR / 100%	REMOD	55,100	\$ 1,753.78	Current	2010-2019	Occupied	7/9/2020	
040-005539	SHAMROCK THREE LLC	10 YR / 100%	REMOD	-			2013-2022	Occupied	7/9/2020	NVC for handicap add. Nothing additional to abate
040-006612	GROVETUCKY PROPERTIES LLC	10 YR / 100%	REMOD	26,500	\$ 635.77	Current	2011-2020	Occupied	7/9/2020	
040-014889	KAJ PROPERTIES L L C	15 YR / 100%	NEW CONST	124,500	\$ 2,985.61	Current	2013-2027	Occupied	7/9/2020	
040-015404	HAUGHN MARK A & HAUGHN COLLEEN D	10 YR / 100%	REMOD	101,200	\$ 3,220.23	Current	2016-2025	Occupied	7/9/2020	
			<b>TOTALS:</b>	<b>12,961,800</b>	<b>\$ 11,597,604.20</b>		<b>2 EXPIRE</b>			

TAX YEAR 2019 STATUS REPORT FOR:

Grove City CRA #4

Pre 94 No Benchmark Terms

PARCEL #	OWNER'S NAME	TERMS	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	FOREGONE TAX	TAX STATUS	EFFECTIVE YEARS	BUILDING STATUS	INSPECTION DATE	NOTES
040-004262	WPT SOUTHWEST BOULEVARD LP	15 YRS / 100%	13,875,000	13,076,800	\$ 416,109.31	Current	2016-2030	Occupied	7/22/2020	
040-004266	EXETER 3319 SOUTHWEST LLC	15 YRS / 100%	10,150,000	9,077,100	\$ 288,837.62	Current	2010-2024	Occupied	7/22/2020	
040-008772	PROLOGIS NA2 U S LLC	15 YRS / 100%	22,100,000	19,409,800	\$ 617,628.04	Current	2005-2019	Occupied	7/22/2020	
040-009249	Z & H GROVE CITY STORAGE PROPERTIES LLC	15 YRS / 100%	2,900,000	2,322,500	\$ 73,903.38	Current	2011-2025	Occupied	7/22/2020	
040-013636	3383 FARM BANK WAY LLC	15 YRS / 100%	228,900	158,500	\$ 5,044.01	Current	2006-2020	Occupied	7/22/2020	
040-013637	QUADPOD LLC	15 YRS / 100%	232,800	161,100	\$ 5,126.73	Current	2006-2020	Occupied	7/22/2020	
040-013638	DR GULU HOLDING COMPANY LLC	15 YRS / 100%	220,000	152,200	\$ 4,843.08	Current	2006-2020	Occupied	7/22/2020	
040-013639	ARTA PROPERTIES LLC	15 YRS / 100%	228,900	158,500	\$ 5,044.01	Current	2006-2020	Occupied	7/22/2020	
040-013640	IBEW LOCAL UNION 71 BUILDING CORP	15 YRS / 100%	292,800	203,200	\$ 6,465.91	Current	2006-2020	Occupied	7/22/2020	
040-013641	IBEW LOCAL UNION 71 BUILDING CORP	15 YRS / 100%	293,600	204,300	\$ 6,501.37	Current	2006-2020	Occupied	7/22/2020	
040-013642	JEMS DEVELOPMENT LLC	15 YRS / 100%	234,200	162,100	\$ 5,158.54	Current	2006-2020	Occupied	7/22/2020	
040-013643	NURSE MEDICAL HEALTHCARE SERVICES INC	15 YRS / 100%	294,600	224,200	\$ 7,134.14	Current	2006-2020	Occupied	7/22/2020	
040-014534	AEI INCOME & GROWTH FUND 24 LLC	15 YRS / 100%	1,396,000	1,113,600	\$ 35,435.22	Current	2009-2023	Occupied	7/22/2020	
040-014535	4 BEANS ENTERPRISES LLC	15 YRS / 100%	579,000	446,000	\$ 14,191.93	Current	2009-2023	Occupied	7/22/2020	
040-015107	W & D DAVIS INVESTMENT CO LTD	15 YRS / 100%	860,000	593,200	\$ 18,875.87	Current	2016-2030	Occupied	7/22/2020	
040-015530	PINNACLE PETS PLAY AND STAY INC	15 YRS / 100%	947,200	749,800	\$ 23,858.96	Current	2017-2031	Occupied	7/22/2020	
040-015691	FALLS ADVANCE LLC	15 YRS / 100%	1,090,000	647,700	\$ 20,610.56	Current	2017-2031	Occupied	7/22/2020	
			<b>55,923,000</b>	<b>48,860,600</b>	<b>\$ 1,554,768.68</b>		<b>1 EXPIRE</b>			

2020 TIRC Meeting

August 10, 2020

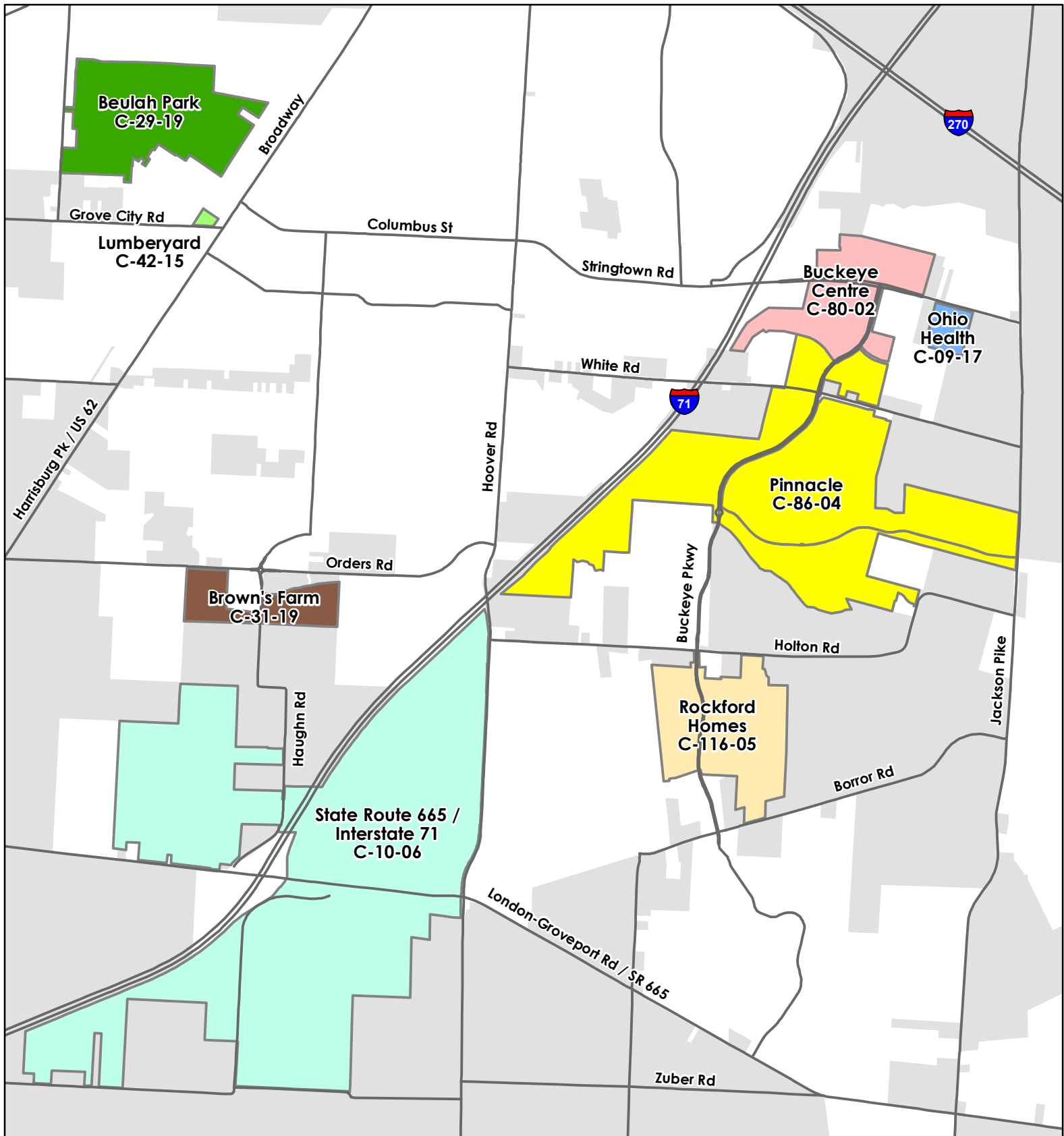
TIF District MATRIX

- Eight TIF Districts
- 2,028 Parcels in all Districts
- 3 Delinquencies accounting for 0.148% of parcels
- Delinquency total amount \$193.00

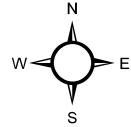
TIF	Buckeye Center	Rockford	SR 665	Pinnacle	Lumberyard	Ohio Health	Brown's Farm	Beulah
Type	Parcel TIF	Incentive District	Parcel TIF	Incentive District	Parcel TIF	Parcel TIF	Incentive District	Parcel TIF
Term	30-year	15-year	30-year	30-year	30-year	30-year	30-year	30-year
Established	2002	2005	2006	2004	2015	2017	2019	2019
Parcels	37	246	101	1,409	1	1	2	231
Receipts	\$3,136,720	\$596,534	\$1,523,819	\$3,838,307	\$25,669	\$0	\$0	\$0
Disbursements	\$2,642,571	\$574,695	\$708,053	\$1,064,117	\$25,669	\$0	\$0	\$0
Debt	\$620,332	\$0	\$500,896	\$542,663	\$296,880	\$0	0	0
SWCS District	\$1,924,909	\$0	\$0	\$0	\$0	\$0	0	0
Delinquent Parcels	0	0	0	3	0	0	0	0
Delinquent Total	\$0.00	\$0.00	\$0.00	\$193.00	\$0.00	\$0.00	\$0.00	\$0.00



# Grove City Tax Increment Financing Districts



**Disclaimer**  
 The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



Created by City of Grove City GIS, August 2020

**2020 TIRC Meeting**  
**August 10, 2020 11:45 A.M.**

**Eight (8) TIF Districts**

Buckeye Center	\$3,136,720	Receipts	No Delinquent Payments
Est. 2002	\$2,642,571	Disbursements	
Exp. 2032	\$620,332	Debt	
School TIF	\$1,924,909	SWCS District	
Rockford	\$596,534	Receipts	No Delinquent Payments
Est. 2005	\$574,695	Disbursements	
Exp. 2020	\$0	Developer – Rockford	
Non-School TIF	\$153,371	Township Reimbursement	
SR665	\$1,523,819	Receipts	No Delinquent Payments
Est. 2006	\$708,053	Disbursements	
Exp. 2036	\$500,896	Debt	
Non-School TIF			
Pinnacle	\$3,838,307	Receipts	3 Delinquent Parcels owe \$193.00
Est. 2004	\$1,064,117	Disbursements	Letter sent July 7, 2020 requesting payment
Exp. 2034	\$366,708	Infrastructure	Approx. 1,400 Total Parcels in District
Non-School TIF	\$542,663	Debt	Approx. 0.214% of parcels delinquent
Lumberyard TIF	\$25,669	Receipts	No Delinquent Payments
Est. 2015	\$25,669	Disbursements	
Exp. 2045	\$296,880	Debt	
School TIF			
OH Health TIF	\$0	Receipts	No Delinquent Payments
(East Stringtown Rd)	\$0	Disbursements	
Est. 2017			
Exp. 2047			
Non-School TIF			
Brown's Farm	\$0	Receipts	No Delinquent Payments
Est. 2019	\$0	Disbursements	
Exp. 2049			
Non-School TIF			
Beulah Park	\$0	Receipts	No Delinquent Payments
Est. 2019	\$0	Disbursements	
Exp. 2049			
Non-School TIF			

TYPE	PARCEL	PROJ #	PROJ NAME	CDQYR	OWNER(S)	Current Delq	DEL2	CURR2SA	CURR2TIF	DEL2TIF	TOTAL	CURRENT ONLY BALANCE	BALANCE
tif	040-012679-00	90-060	PINNACLE TIF (040)	CERT DELQ YR - 2019	CAMPBELL BRIAN @ (2)	\$ 105.18	\$ -	\$ -	\$ 1,747.42	\$ -	\$ 1,852.60	\$ 1,852.60	TRUE
tif	040-013309-00	90-060	PINNACLE TIF (040)	CERT DELQ YR - 2019	PERTZ TIMOTHY J & PERTZ KAYLEA	\$ 31.72	\$ -	\$ 436.60	\$ 3,745.95	\$ -	\$ 4,214.27	\$ 4,214.27	TRUE
tif	040-013628-00	90-060	PINNACLE TIF (040)	CERT DELQ YR - 2015	HARRISON CAROLYN	\$ 56.10	\$ -	\$ -	\$ 1,537.05	\$ -	\$ 1,593.15	\$ 1,593.15	TRUE
<del>tif</del>	<del>040-013020-00</del>	<del>90-060</del>	<del>PINNACLE TIF (040)</del>	<del>CERT DELQ YR - 2019</del>	<del>GENSLER KATHLEEN H &amp; GENSLER HAROLD K II</del>	<del>\$ 55.15</del>	<del>\$ -</del>	<del>\$ 702.99</del>	<del>\$ 1,203.70</del>	<del>\$ -</del>	<del>\$ 1,961.84</del>	<del>\$ 1,961.84</del>	<del>TRUE</del>

PAID



# The City of Grove City, Ohio

4035 Broadway Grove City, Ohio 43123

614-277-3000

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*Richard L. "Ike" Stage, Mayor*  
*Charles W. Boso Jr., City Administrator*

July 7, 2020

Mr. Timothy Pertz  
Mrs. Kaylea Pertz  
1102 Carnoustie Circle  
Grove City, OH 43123

RE: Delinquent Real Property Taxes on Parcel Number 040-013309-00

Dear Property Owner:

Properties located in a Tax Increment Financing District (TIF) are reviewed annually for compliance. The above referenced property is located in a TIF.

The Franklin County Auditor has reported to us that there is an outstanding balance owed on the real property taxes. We urge you to please see that the delinquent taxes are promptly paid on this property. If the delinquent taxes have been paid, please disregard this matter.

You may consult the Franklin County Auditor's website at [www.franklincountyohio.gov/auditor](http://www.franklincountyohio.gov/auditor) for more information about your parcel's tax status or contact the Franklin County Treasurer's Delinquent Tax Department at (614) 525-3431 with questions concerning the overdue taxes. Alternatively, you may contact me at (614) 277-3003 or email me at [cboso@grovecityohio.gov](mailto:cboso@grovecityohio.gov).

Your cooperation in this matter is greatly appreciated.

Sincerely,

Charles W. Boso, Jr.  
City Administrator/Housing Officer



# The City of Grove City, Ohio

4035 Broadway Grove City, Ohio 43123

614-277-3000

*Richard L. "Ike" Stage, Mayor*  
*Charles W. Boso Jr., City Administrator*

July 7, 2020

Mr. Brian Campbell  
Mrs. Susan Campbell  
1470 Buckeye Place  
Grove City, OH 43123

RE: Delinquent Real Property Taxes on Parcel Number 040-012679-00

Dear Property Owner:

Properties located in a Tax Increment Financing District (TIF) are reviewed annually for compliance. The above referenced property is located in a TIF.

The Franklin County Auditor has reported to us that there is an outstanding balance owed on the real property taxes. We urge you to please see that the delinquent taxes are promptly paid on this property. If the delinquent taxes have been paid, please disregard this matter.

You may consult the Franklin County Auditor's website at [www.franklincountyohio.gov/auditor](http://www.franklincountyohio.gov/auditor) for more information about your parcel's tax status or contact the Franklin County Treasurer's Delinquent Tax Department at (614) 525-3431 with questions concerning the overdue taxes. Alternatively, you may contact me at (614) 277-3003 or email me at [cboso@grovecityohio.gov](mailto:cboso@grovecityohio.gov).

Your cooperation in this matter is greatly appreciated.

Sincerely,

Charles W. Boso, Jr.  
City Administrator/Housing Officer





# The City of Grove City, Ohio

4035 Broadway Grove City, Ohio 43123

614-277-3000

---

*Richard L. "Ike" Stage, Mayor*  
*Charles W. Boso Jr., City Administrator*

July 7, 2020

Ms. Carolyn Harrison  
1299 Cascade Drive  
Grove City, OH 43123

RE: Delinquent Real Property Taxes on Parcel Number 040-013628-00

Dear Property Owner:

Properties located in a Tax Increment Financing District (TIF) are reviewed annually for compliance. The above referenced property is located in a TIF.

The Franklin County Auditor has reported to us that there is an outstanding balance owed on the real property taxes. We urge you to please see that the delinquent taxes are promptly paid on this property. If the delinquent taxes have been paid, please disregard this matter.

You may consult the Franklin County Auditor's website at [www.franklincountyohio.gov/auditor](http://www.franklincountyohio.gov/auditor) for more information about your parcel's tax status or contact the Franklin County Treasurer's Delinquent Tax Department at (614) 525-3431 with questions concerning the overdue taxes. Alternatively, you may contact me at (614) 277-3003 or email me at [cboso@grovecityohio.gov](mailto:cboso@grovecityohio.gov).

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Sincerely,

Charles W. Boso, Jr.  
City Administrator/Housing Officer