



CRA Report to the Bexley Tax Incentive Review Council

June 20, 2023

Data presented in this report is based upon self-reporting from Bexley businesses from a survey that was sent out in early 2023, and verified with the Regional Income Tax Agency. Where self-reported data was not available, and also to confirm self-reported data, City staff consulted with RITA and other available sources in order to compile the information herein.

Bexley Gateway Plaza Commercial

2152-2158 East Main Street

Tax Incentive Term:	15 years (2008-2023)
Real Estate Commitment:	\$17,700,000
New Job Commitment:	79 total (FTE/PTE combo)
Actual New Jobs:	115 (52 FTE & 63 PTE)*
Payroll Commitment:	\$1,200,000
Current Payroll:	\$6,928,120*
Project Investment through end 2022:	\$30,409,279

*Note that 2 employers have not yet reported to the City

Bexley Gateway Plaza is a mixed-use property with commercial suites and residential condominiums. Constructed in 2007, the commercial portion consist of restaurant and office users, with seven commercial tenants located on the property.

New payroll has significantly outperformed the \$1,200,000 commitment level, and the project is exceeding the job commitment of 79 new employees.

Tax Delinquencies: None

Bexley Gateway Plaza Residential

2152-2158 East Main Street

Tax Incentive Term: 15 years (2008-2023)

Bexley Gateway Plaza is a mixed-use property with commercial suites and residential condominiums. There are 33 total condo units. All residential condominium units have been sold.

Tax Delinquencies: None

One Dawson Building

2372 East Main Street

Tax Incentive Term: 15 years (100% years 1-5; 75% years 6-9; 50% years 10-13; 25% years 14-15)
Real Estate Commitment: N/A
Payroll Commitment: N/A

The payroll commitment and abatement on the commercial portion of this project expired in 2013.

The active abatement at this property is parcel 020-004737 (unit 400) and parcel 020-004738 (unit 500). This is abated under the City's residential abatement for a 15-year term commencing in 2013 (unit 400), and 2015 (unit 500).

One Dawson Place is a mixed-use property with one commercial suite and residential condominiums. All units are occupied.

Tax Delinquencies: None

Gramercy Building
2372 East Main Street

Tax Incentive Term: 15 years, 70% tax abatement
2018-2023

Real Estate Commitment: N/A

Payroll Commitment: N/A

Parcels: 020-004866, 020-004867, 020-004868, 020-004869

One Dawson Place is a mixed-use property with two commercial suites and residential condominiums. All units are occupied. The abatement applies to the residential parcels only, with a term from 2018 to 2033.

Tax Delinquencies: None