

**RESOLUTION NO. 6 - 23**

**By: Monique Lampke**

**A Resolution adopting the 2023 recommendations of the Bexley Tax Incentive Review Council regarding tax-abated properties in the City of Bexley.**

**WHEREAS**, UNDER O.R.C. Section 3735.67, the owners within three developments on East Main Street have submitted applications for, and been granted, tax exemptions on real property improvements; and

**WHEREAS**, the owner of Bexley Gateway Plaza (Parcel N. 020-004740 aka 2152-2158 East Main Street) is Bexley Gateway Plaza Ltd and the property was granted a 15-year 50% tax exemption under Ordinance 74-04; and

**WHEREAS**, the owners of the condominiums and garages at Bexley Gateway Plaza (parcels 020-000380, 020-004741, 020-004742, 020-004756 through 020-004783, 020-004785 through 020-004815, 020-004818 through 020-004838, and 020-004843 through 020-004845) have applied for and received tax abatements under the Bexley Main Street Residential CRA, consisting of a 15-year abatement averaging 70%; and

**WHEREAS**, the owners of Parcel 020-004737 and 020-004738 were granted a 15-year declining tax exemption (100% years 1-5; 75% years 6-9; 50% years 10-13; 25% years 14-15) under Ordinance 14-10; and

**WHEREAS**, the owners of the condominiums at the Gramercy (parcels 020-004866, 020-004867, 020-004868, 020-004869) have applied for and received tax abatements under the Bexley Main Street Residential CRA, consisting of a 70%, 15-year abatement commencing in tax year 2018; and

**WHEREAS**, at a meeting on July 11, 2023, the Bexley Tax Incentive Review Council ("TIRC") reviewed the tax exemption agreements and investment, payroll, and job commitments contained in those agreements versus progress made toward achieving those commitments; and

**WHEREAS**, the Bexley Tax Incentive Review Council has recommended the continuance of the abatements that have been provided by the City of Bexley, and has reviewed the City's Tax Increment Financing district and fund status, and the corresponding TIRC report is attached to this Resolution as "Exhibit A";

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:**

**Section 1.** That the existing real property tax exemption for parcel 020-004740 (Bexley Gateway Plaza) shall be continued.


**Section 2.** That the existing residential abatements for the condominiums and garages commonly known as "The Alexander", parcels 020-000380, 020-004741, 020-004742, 020-004756 through 020-004783, 020-004785 through 020-004815, 020-004818 through 020-004838, and 020-004843 through 020-004845, shall be continued.


**Section 3.** That the abatements for parcel 020-004737 and 020-004738 (One Dawson) be continued for the terms and percentages specified in Ordinance No. 14-10, dated April 13, 2010, beginning at 100% for the first effective year of the abatement and declining to 25% by the expiration of the term, for an average of 70%, shall be continued.

**Section 4.** That the residential abatements for the condominiums located at the Gramercy, for parcels 020-004866, 020-004867, 020-004868, 020-004869, commencing in 2018 and continuing for 15 years at a 70% abatement, shall be continued.

**Section 5.** This Resolution shall go into full force and effect at the earliest date allowed by law.

Passed: October 10, 2023

Attest:   
Matt McPeck, Clerk of Council

  
Troy Markham, President of Council

Approved: October 10, 2023

  
Ben Kessler, Mayor

First Reading: September 12, 2023  
Second Reading: September 26, 2023  
Third Reading: October 10, 2023



## 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

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

