

**RESOLUTION NO. 05 - 24**

**By: Jessica Saad**

**A Resolution adopting the 2024 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 owners of the condominiums and garages at Bexley Gateway Plaza (parcels 020-000380, 020-004741, 020-004742, 020-004756 through 020-004783, 020004785 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, 020004867, 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 15, 2024, 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 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 2.** 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 3.** 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 4.** This Resolution shall go into full force and effect at the earliest date allowed by law.

Passed: September 10, 2024

Monique Lampke  
Monique Lampke, President of Council

Attest: Matt McPeck  
Matt McPeck, Clerk of Council

Approved: Sept. 10, 2024  
Ben Kessler  
Ben Kessler, Mayor

First Reading: August 13, 2024  
Second Reading: Aug 29, 2024  
Third Reading: Sep 10, 2024



## CRA Report to the Bexley Tax Incentive Review Council

July 15, 2024

### Bexley Gateway Plaza Commercial

2152-2158 East Main Street

**Tax Incentive Term:** 15 years (2008-2022)

The payroll commitment and abatement on the commercial portion of this project expired in 2022 (previously reported in error as extending to 2023).

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.

**Tax Delinquencies: None**

### Bexley Gateway Plaza Residential

2152-2158 East Main Street

**Tax Incentive Term:** 15 years (2008-2022)

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

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

<b>Tax Incentive Term:</b>	15 years, 70% tax abatement 2018-2032
<b>Real Estate Commitment:</b>	N/A
<b>Payroll Commitment:</b>	N/A
<b>Parcels:</b>	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

