



City of Dublin

Office of the City Manager  
5200 Emerald Parkway • Dublin, OH 43017-1090  
Phone: 614-410-4400 • Fax: 614-410-4490

# Memo

**To:** Dublin City Council  
**From:** Marsha I. Grigsby, City Manager *MLG*  
**Date:** August 7, 2014  
**Initiated By:** Michael Clarey, Economic Development Administrator  
**Re:** Ordinance 81-14 - Economic Development Agreement with Goken America, LLC

## Background

Staff has been in discussions with Goken America, LLC (Goken) regarding an expansion project. The company, located at 5920 Wilcox Place, plans to expand its operations in Dublin. Goken plans to retain 29 jobs and create an additional 20 jobs by the end of 2019. The company will be expanding into a building located at 5100 Parkcenter Avenue.

Goken is a design engineering firm focused primarily on the automotive industry.

The Economic Development Agreement proposed by the City to the company includes a five-year, 10% Performance Incentive on withholdings collected (2015-2019), which is capped at \$60,000 for the term of the agreement. In addition to meeting target withholding requirements, the incentive is contingent upon either the acquisition or execution of seven-year lease of a building located within the City of Dublin. Based on the company's payroll projections, it is estimated that the City will net approximately \$493,830 in income tax withholding revenue over the seven-year term of this project.

## Recommendation

Staff recommends Council passage of Ordinance 81-14 at the second reading/public hearing on August 25, 2014. Please contact Michael Clarey with any questions.

# RECORD OF ORDINANCES

**81-14**

Ordinance No. \_\_\_\_\_

Passed \_\_\_\_\_

, 20\_\_\_\_

**AN ORDINANCE AUTHORIZING THE PROVISION OF CERTAIN INCENTIVES TO GOKEN AMERICA, LLC TO INDUCE IT TO RETAIN AN OFFICE AND ASSOCIATED OPERATIONS AND WORKFORCE WITHIN THE CITY; AND AUTHORIZING THE EXECUTION OF AN ECONOMIC DEVELOPMENT AGREEMENT.**

**WHEREAS**, consistent with its Economic Development Strategy (the "*Strategy*") approved by Dublin City Council Resolution No. 07-94 adopted on June 20, 1994, and the updated Strategy approved by Dublin City Council Resolution No. 30-04 adopted on July 6, 2004, the City desires to encourage commercial office development and create and preserve jobs and employment opportunities within the City; and

**WHEREAS**, Goken America, LLC (the "*Company*") recently performed a comprehensive examination of its workforce needs, and based on the results of this examination, and induced by and in reliance on the economic development incentives provided in the proposed Economic Development Agreement (as described below), the Company is desirous of leasing a facility within the City to retain an office and associated operations and workforce within the City in order to achieve the payroll withholding targets set forth in the Economic Development Agreement; and

**WHEREAS**, this Council has determined that it is necessary and appropriate and in the best interests of the City to provide for certain economic development incentives to the Company, as described in the proposed Economic Development Agreement; and

**WHEREAS**, this Council has determined to offer the economic development incentives, the terms of which are set forth in a substantially final form of Economic Development Agreement presently on file in the office of the Clerk of Council, to induce the Company to lease or acquire a facility and retain an office and associated operations and workforce, all within the City, which will result in the creation of new jobs and employment opportunities and the preservation of existing jobs and employment opportunities, thereby improving the economic welfare of the people of the State of Ohio and the City, all as authorized in Article VIII, Section 13 of the Ohio Constitution.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Dublin, State of Ohio, \_\_\_\_\_ of the elected members concurring, that:

Section 1. The Economic Development Agreement by and between the City and the Company, in the form presently on file with the Clerk of Council, providing for, among other things, the provision of certain economic development incentives in consideration for the Company's agreement to lease or acquire a facility within the City for the retention of an office and associated operations and workforce within the City, which will result in the creation of new jobs and employment opportunities and the preservation of existing jobs and employment opportunities, is hereby approved and authorized with changes therein not inconsistent with this Ordinance and not substantially adverse to this City and which shall be approved by the City Manager. The City Manager, for and in the name of this City, is hereby authorized to execute that Economic Development Agreement, provided further that the approval of changes thereto by that official, and their character as not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof. This Council further authorizes the City Manager, for and in the name of the City, to execute any amendments to the Economic Development Agreement, which amendments are not inconsistent with this Ordinance and not substantially adverse to this City.

Section 2. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

# RECORD OF ORDINANCES

Ordinance No. 81-14

Page 2 of 2  
Passed \_\_\_\_\_, 20\_\_\_\_

**Section 3.** This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in open meetings of this Council or committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

**Section 4.** This Ordinance shall be in full force and effect on the earliest date permitted by law.

Signed:

\_\_\_\_\_  
Mayor - Presiding Officer

Attest:

\_\_\_\_\_  
Clerk of Council

Passed: \_\_\_\_\_, 2014

Effective: \_\_\_\_\_, 2014

**EXHIBIT A**

**PARCEL 1-P  
PERMANENT UTILITY, GRADING, AND DRAINAGE EASEMENT  
FROM  
NATIONWIDE MUTUAL INSURANCE COMPANY**

Situate in the State of Ohio, County of Franklin, City of Dublin, and being located in Virginia Military Survey No. 2419, and being a part of the 23.695 acre tract deeded to Nationwide Mutual Insurance Company (hereafter referred to as Grantor) by Limited Warranty Deed recorded as Instrument No. 200403260066664 in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

**COMMENCING** at the intersection of the South Right of Way line of Paul G. Blazer Memorial Parkway as recorded in OR 20495 page G16 in the Franklin County Recorder's Office and the West Right of Way line of Frantz Road as recorded in Deed Volume 3106, Page 173 in the Franklin County Recorder's Office, said point being the northeast corner of the Grantor's land;

**THENCE** with the North line of the Grantor's land and the South Right of Way line of said Paul G. Blazer Memorial Parkway, **South 70° 25' 09" West** for a distance of **20.04 feet** to the **TRUE POINT OF BEGINNING** of the herein conveyed easement;

**THENCE** through the Grantor's land the following two (2) courses:

- 1) on a non-tangent curve to the right having an **ARC LENGTH** of **35.09 feet**, a **RADIUS** of **1,839.86 feet**, a **DELTA ANGLE** of **01°05'34"**, and a **CHORD BEARING** of **South 15° 25' 43" East** for a **CHORD DISTANCE** of **35.09 feet**;
- 2) **North 70° 25' 09" East** for a distance of **20.07 feet** to the West Right of Way line of said Frantz Road;

**THENCE** with the West Right of Way line of said Frantz Road on a non-tangent curve to the right having an **ARC LENGTH** of **272.83 feet**, a **RADIUS** of **1,859.86 feet**, a **DELTA ANGLE** of **08°24'18"**, and a **CHORD BEARING** of **South 10° 43' 49" East** for a **CHORD DISTANCE** of **272.59 feet**;

**THENCE** continuing with the West Right of Way line of said Frantz Road, **South 06° 31' 40" East** for a distance of **744.29 feet**;

**THENCE** through the Grantor's land the following twenty six (26) courses:

- 1) **South 85° 05' 23" West** for a distance of **39.73 feet**;
- 2) **South 04° 54' 37" East** for a distance of **16.70 feet** to the Permanent Easement conveyed to the City of Dublin as recorded in Instrument Number 199903120062459;
- 3) with the City of Dublin Permanent Easement on a non-tangent curve to the left having an **ARC LENGTH** of **40.92 feet**, a **RADIUS** of **1,341.83 feet**, a **DELTA ANGLE** of **01°44'50"**, and a **CHORD BEARING** of **South 80° 17' 33" West** for a **CHORD DISTANCE** of **40.92 feet**;
- 4) **North 39° 14' 49" East** for a distance of **34.95 feet**;
- 5) **North 06° 31' 40" West** for a distance of **75.82 feet**;
- 6) **North 83° 28' 20" East** for a distance of **35.00 feet**;
- 7) **North 06° 31' 40" West** for a distance of **133.19 feet**;
- 8) **South 83° 28' 20" West** for a distance of **5.00 feet**;
- 9) **North 06° 31' 40" West** for a distance of **40.00 feet**;
- 10) **North 83° 28' 20" East** for a distance of **5.00 feet**;
- 11) **North 06° 31' 40" West** for a distance of **56.01 feet**;
- 12) **South 83° 28' 20" West** for a distance of **15.00 feet**;
- 13) **North 06° 31' 40" West** for a distance of **20.00 feet**;

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- 14) North 83° 28' 20" East for a distance of 15.00 feet;
- 15) North 06° 31' 40" West for a distance of 358.12 feet;
- 16) South 83° 28' 20" West for a distance of 5.00 feet;
- 17) North 06° 31' 40" West for a distance of 40.00 feet;
- 18) North 83° 28' 20" East for a distance of 5.00 feet;
- 19) North 06° 31' 40" West for a distance of 14.62 feet;
- 20) on a non-tangent curve to the left having an ARC LENGTH of 35.82 feet, a RADIUS of 1,838.86 feet; a DELTA ANGLE of 01°06'58", and a CHORD BEARING of North 07° 05' 09" West for a CHORD DISTANCE of 35.82 feet;
- 21) South 81° 53' 38" West for a distance of 35.00 feet;
- 22) North 08° 06' 41" West for a distance of 30.00 feet;
- 23) North 81° 53' 38" East for a distance of 35.00 feet;
- 24) on a non-tangent curve to the left having an ARC LENGTH of 97.03 feet, a RADIUS of 1,838.86 feet; a DELTA ANGLE of 03°01'23", and a CHORD BEARING of North 10° 05' 26" West for a CHORD DISTANCE of 97.02 feet;
- 25) North 24° 23' 00" West for a distance of 80.04 feet;
- 26) North 16° 18' 58" West for a distance of 59.87 feet to the North line of the Grantor's land and the South Right of Way line of said Paul G. Blazer Memorial Parkway;

**THENCE** with the North line of the Grantor's land and the South Right of Way line of said Paul G. Blazer Memorial Parkway, North 70° 25' 09" East for a distance of 18.45 feet **BACK TO THE TRUE POINT OF BEGINNING.**

The above described parcel contains 0.647 acres, of which 0.535 acres is already included in existing easements, for a net easement area of 0.112 acres. North based on GPS observations taken on project control.

This description was prepared in November 2013 under the direct supervision of William C. LeRoy, P.S., Ohio License Number 7664, and is based upon surveys performed by Burgess & Niple, Inc. beginning in October 2010.

Burgess & Niple, Inc.



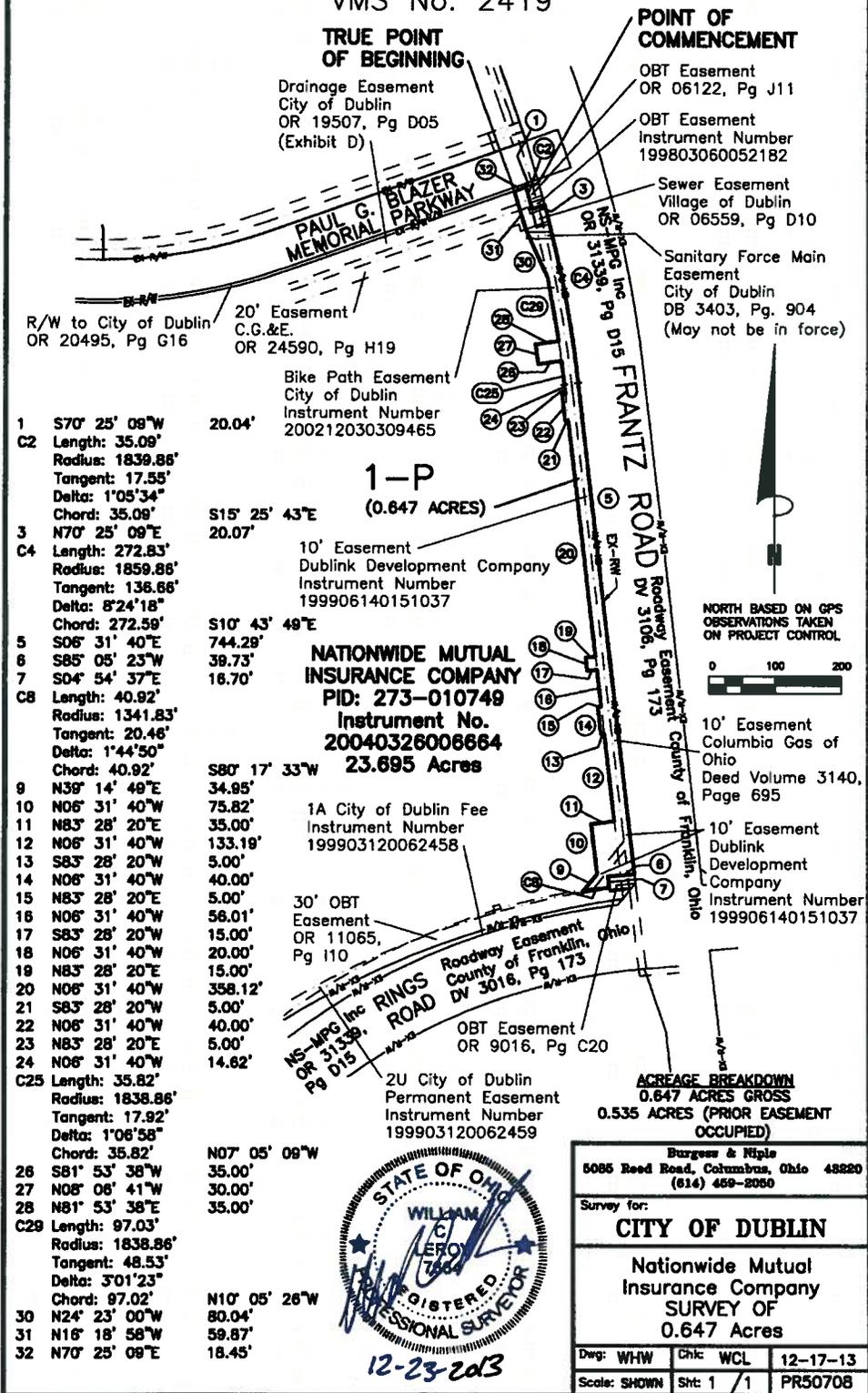
William C. LeRoy,  
Registered Professional Surveyor No. 7664



12-23-2013  
Date

# EXHIBIT A PARCEL 1-P

State of Ohio, Franklin County, City of Dublin,  
VMS No. 2419



- 1 S70° 25' 09"W 20.04'
- C2 Length: 35.09'  
Radius: 1839.86'  
Tangent: 17.55'  
Delta: 1°05'34"  
Chord: 35.09'
- 3 N70° 25' 09"E 20.07'
- C4 Length: 272.83'  
Radius: 1859.86'  
Tangent: 136.86'  
Delta: 8°24'18"  
Chord: 272.59'
- 5 S06° 31' 40"E 744.29'
- 6 S85° 05' 25"W 39.73'
- 7 S04° 54' 37"E 18.70'
- C8 Length: 40.92'  
Radius: 1341.83'  
Tangent: 20.46'  
Delta: 1°44'50"  
Chord: 40.92'
- 9 N39° 14' 49"E 34.95'
- 10 N06° 31' 40"W 75.82'
- 11 N83° 28' 20"E 35.00'
- 12 N06° 31' 40"W 133.19'
- 13 S83° 28' 20"W 5.00'
- 14 N06° 31' 40"W 40.00'
- 15 N83° 28' 20"E 5.00'
- 16 N06° 31' 40"W 56.01'
- 17 S83° 28' 20"W 15.00'
- 18 N06° 31' 40"W 20.00'
- 19 N83° 28' 20"E 15.00'
- 20 N06° 31' 40"W 358.12'
- 21 S83° 28' 20"W 5.00'
- 22 N06° 31' 40"W 40.00'
- 23 N83° 28' 20"E 5.00'
- 24 N06° 31' 40"W 14.62'
- C25 Length: 35.82'  
Radius: 1838.86'  
Tangent: 17.92'  
Delta: 1°06'58"  
Chord: 35.82'
- 26 S81° 53' 38"W 35.00'
- 27 N08° 06' 41"W 30.00'
- 28 N81° 53' 38"E 35.00'
- C29 Length: 97.03'  
Radius: 1838.86'  
Tangent: 48.53'  
Delta: 3°01'23"  
Chord: 97.02'
- 30 N24° 23' 00"W 80.04'
- 31 N16° 18' 58"W 59.87'
- 32 N70° 25' 09"E 18.45'



**EXHIBIT A**

**PARCEL 1-T  
TEMPORARY GRADING AND CONSTRUCTION EASEMENT  
FROM  
NATIONWIDE MUTUAL INSURANCE COMPANY**

Situate in the State of Ohio, County of Franklin, City of Dublin, and being located in Virginia Military Survey No. 2419, and being a part of the 23.695-acre tract deeded to Nationwide Mutual Insurance Company (hereafter referred to as Grantor) by Limited Warranty Deed recorded as Instrument No. 200403260066664 in the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

**COMMENCING** at the intersection of the South Right of Way line of Paul G. Blazer Memorial Parkway as recorded in OR 20495 page G16 in the Franklin County Recorder's Office and the West Right of Way line of Frantz Road as recorded in OR 7343 page E10 in the Franklin County Recorder's Office, said point being the northeast corner of the Grantor's land;

**THENCE** with the North line of the Grantor's land and the South Right of Way line of said Paul G. Blazer Memorial Parkway, South 70° 25' 09" West for a distance of 38.49 feet to the **TRUE POINT OF BEGINNING** of the herein conveyed temporary easement;

**THENCE** through the Grantor's lands the following twenty three (23) courses:

- 1) South 16° 18' 58" East for a distance of 59.88 feet;
- 2) South 24° 23' 00" East for a distance of 80.04 feet;
- 3) on a non-tangent curve to the right having an **ARC LENGTH** of 97.03 feet, a **RADIUS** of 1,838.86 feet, a **DELTA ANGLE** of 03°01'23", and a **CHORD BEARING** of South 10° 05' 26" East for a **CHORD DISTANCE** of 97.02 feet;
- 4) South 81° 53' 38" West for a distance of 35.00 feet;
- 5) South 08° 06' 41" East for a distance of 30.00 feet;
- 6) North 81° 53' 38" East for a distance of 35.00 feet;
- 7) on a non-tangent curve to the right having an **ARC LENGTH** of 35.82 feet, a **RADIUS** of 1,838.86 feet, a **DELTA ANGLE** of 01°06'58", and a **CHORD BEARING** of South 07° 05' 09" East for a **CHORD DISTANCE** of 35.82 feet;
- 8) South 06° 31' 40" East for a distance of 14.62 feet;
- 9) South 83° 28' 20" West for a distance of 5.00 feet;
- 10) South 06° 31' 40" East for a distance of 40.00 feet;
- 11) North 83° 28' 20" East for a distance of 5.00 feet;
- 12) South 06° 31' 40" East for a distance of 358.12 feet;
- 13) South 83° 28' 20" West for a distance of 15.00 feet;
- 14) South 06° 31' 40" East for a distance of 20.00 feet;
- 15) North 83° 28' 20" East for a distance of 15.00 feet;
- 16) South 06° 31' 40" East for a distance of 56.01 feet;
- 17) South 83° 28' 20" West for a distance of 5.00 feet;
- 18) South 06° 31' 40" East for a distance of 40.00 feet;
- 19) North 83° 28' 20" East for a distance of 5.00 feet;
- 20) South 06° 31' 40" East for a distance of 133.19 feet;
- 21) South 83° 28' 20" West for a distance of 35.00 feet;
- 22) South 06° 31' 40" East for a distance of 75.82 feet;
- 23) South 39° 14' 49" West for a distance of 34.95 feet to the North line of a permanent easement to the City of Dublin recorded as Instrument Number 1999 03120062459 in the Franklin County Recorder's Office;

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**THENCE** continuing with the north line of said City of Dublin easement, on a non-tangent curve to the left having an **ARC LENGTH** of 23.50 feet, a **RADIUS** of 1,341.83 feet, a **DELTA ANGLE** of 01°00'12", and a **CHORD BEARING** of South 78° 55' 02" West for a **CHORD DISTANCE** of 23.50 feet;

**THENCE** through the Grantor's lands the following fifteen (15) courses:

- 1) North 39° 14' 49" East for a distance of 46.70 feet;
- 2) North 06° 31' 40" West for a distance of 84.49 feet;
- 3) North 83° 28' 20" East for a distance of 35.00 feet;
- 4) North 06° 31' 40" West for a distance of 199.20 feet;
- 5) South 83° 28' 20" West for a distance of 15.00 feet;
- 6) North 06° 31' 40" West for a distance of 50.00 feet;
- 7) North 83° 28' 20" East for a distance of 15.00 feet;
- 8) North 06° 31' 40" West for a distance of 397.74 feet;
- 9) on a non-tangent curve to the left having an **ARC LENGTH** of 20.41 feet, a **RADIUS** of 1,823.86 feet, a **DELTA ANGLE** of 00°38'28", and a **CHORD BEARING** of North 06° 50' 54" West for a **CHORD DISTANCE** of 20.41 feet;
- 10) South 81° 53' 38" West for a distance of 34.81 feet;
- 11) North 08° 06' 41" West for a distance of 60.00 feet;
- 12) North 81° 53' 38" East for a distance of 34.81 feet;
- 13) on a non-tangent curve to the left having an **ARC LENGTH** of 79.43 feet, a **RADIUS** of 1,823.86 feet, a **DELTA ANGLE** of 02°29'43", and a **CHORD BEARING** of North 10° 18' 06" West for a **CHORD DISTANCE** of 79.43 feet;
- 14) North 24° 23' 00" West for a distance of 79.41 feet;
- 15) North 16° 18' 58" West for a distance of 60.08 feet to the North line of the Grantor's land and the South Right of Way line of said Paul G. Blazer Memorial Parkway;

**THENCE** with the North line of the Grantor's lands and the South Right of Way line of Paul G. Blazer Parkway, North 70° 25' 09" East for a distance of 15.02 feet **BACK TO THE TRUE POINT OF BEGINNING.**

The above described parcel contains 0.408 acres. North based on GPS observations taken on project control.

This description was prepared in November 2013 under the direct supervision of William C. LeRoy, P.S., Ohio License Number 7664, and is based upon surveys performed by Burgess & Niple, Inc. beginning in October 2010.

**Burgess & Niple, Inc.**



William C. LeRoy,  
Registered Professional Surveyor No. 7664



12-23-2013  
Date

