NEW ALBANY
COMMUNITY CONNECTS US

New Albany Tax Incentive Review Council
Franklin County

AGENDA
Tuesday, August 17, 2021
10:00 a.m.

I. CALL MEETING TO ORDER

II. ROLL CALL

Motion to excuse members as needed

III. ACTION ON MINUTES

July 13, 2020 Regular Meeting

IV. COMMUNITY REINVESTMENT AREA (CRA) REVIEW

a. Central College – Discover Properties (Data Center)
b. Central College – American Regent
c. Central College – SI NAL01, LLC (Formerly Nationwide) (Data Center)
d. Central College – Encova (Formerly Motorists Insurance) (Data Center)
e. Central College – TJX, Inc. (Data Center)
f. Central College – New Albany Center of Technology (NACOT I & II)
g. Central College – Insight Direct USA (Formerly PCM, Inc.)
h. Central College – Ohio Power Company
i. Oak Grove – New Albany Company, The (Lane Bryant) (Formerly Tween)
j. Oak Grove – Abercrombie & Fitch
k. Oak Grove – Thirty-One Real Estate
l. Oak Grove – Medical Office Building II – Equity (Formerly NAMC II MOB LLC)
m. Oak Grove – Water's Edge Campus – Buildings I, II, and III
n. Oak Grove – Water's Edge East – Building IV (EASi)
o. Oak Grove – Water's Edge East – Building V (BEF Foods Inc.)
p. Oak Grove – Water's Edge East – Building VI (Feazel)
q. Village Center –Market Street Retail/Medical Office Building (DNA MMI)
r. Village Center –Market Street Retail/Medical Office Building (DNA MMII)

V. TAX INCREMENT FINANCING (TIF) REVIEW

VI. OTHER BUSINESS

VII. ADJOURNMENT

≡ NEW ALBANY ≡
COMMUNITY CONNECTS US

New Albany Tax Incentive Review Council
Franklin County

MINUTES
July 13, 2020

The City of New Albany Tax Incentive Review Council met on July 13, 2020 by a web-conferencing platform called Zoom. Michael Stinziano, Franklin County Auditor called the meeting to order at 10:06 a.m.

Let the record show on March 25, 2020, the Ohio General Assembly passed and sent to Governor Mike DeWine Amended, Substitute House Bill 197. Included in the enactment are provisions which relate to the conduct of public meetings and hearings during the period of the COVID-19 emergency. The enactment provides that, members of public bodies may hold and attend meetings, and conduct hearings by means of teleconference, video conference, or any other similar electronic technology.

Members Present: Auditor Michael Stinziano, Carlie Boos, Michael Kinninger, Becky Jenkins, Kelan Craig, Kyle Sellers, Christine Boucher, Bethany Staats, and Mayor Sloan Spalding

Non-Members Present: Jennifer Chrysler, Kelly Washington, Allison Criger and Angela Hobart.

Members Absent: Colleen Briscoe

Approval of the Minutes: Motion by Becky Jenkins to accept the 2019 TIRC minutes. Seconded by Kyle Sellers. Motion approved.

Review of CRA Agreements: Auditor Stinziano thanked staff for their efforts working on the new reporting forms.

Central College – Discover Financial Services (Data Center)
Motion by Kelan Craig to approve the Central College – Discover Financial Services (Data Center) CRA. Seconded by Kyle Sellers.
Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Central College – American Regent

Motion by Carlie Boos to approve the Central College – American Regent CRA. Seconded by Becky Jenkins.

Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Central College – SI NAL01, LLC (Tenant-Nationwide Mutual Insurance Data Center)

Motion by Michael Kinninger to approve the Central College – SI NAL01, LLC CRA. Seconded by Becky Jenkins.

Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Central College – Motorists Insurance (Data Center)

Motion by Kelan Craig to approve the Central College – Motorists Insurance CRA. Seconded by Bethany Staats.

Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Central College – TJX, Inc. (Data Center)

Kyle Sellers noted the payroll decreased. Jennifer Chrysler explained this will be addressed at the next retention visit.

Motion by Kyle Sellers to approve the Central College – TJX, Inc. CRA. Seconded by Michael Kinninger.

Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Central College – New Albany Center of Technology (NACOT I & NACOT II)
Michael Kinninger asked why the Franklin County form and the City's report do not match. He explained the payroll for both buildings combined exceed, but alone do not meet the benchmarks. Are they making a payment or using a carryover? Jennifer Chrysler explained the concept for the project – single story plug-and-play. This is a different type of product in the New Albany market. The creative concept and speculative nature of the development resulted in a provision in the CRA Agreement that allowed the owner to make a temporary PILOT payment in the event of a payroll deficit and use carryover payroll from previous years to apply to the shortfall. The developer has exercised this option and therefore the agreements are in compliance.
Motion by Bethany Staats to approve the Central College – New Albany Center of Technology CRA. Seconded by Becky Jenkins.

Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Central College – PCM, Inc.
Motion by Kyle Sellers to approve the Central College – PCM, Inc. CRA. Seconded by Carlie Boos.

Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Central College – Ohio Power Company (Data Center)
Jennifer Chrysler explained the City of New Albany is home to three AEP buildings – there is AEP HQ, AEP Transmissions, and the AEP Data Center. AEP staffs the data center with direct employees and contract employees.
Motion by Michael Kinninger to approve the Central College – Ohio Power Company CRA. Seconded by Becky Jenkins.

Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Oak Grove – New Albany Company/Tween
Motion by Becky Jenkins to approve the Oak Grove – New Albany Company/Tween CRA. Seconded by Carlie Boos.

Roll Call:

City of New Albany: Y
Franklin County Commissioners: Y
Plain Township: Y
New Albany Plain Local Schools: Y
Eastland-Fairfield Career & Tech: Y

Motion approved.

Oak Grove - A&F Agreement I & Agreement II
Motion by Michael Kinninger to approve the Oak Grove - A&F Agreement I & Agreement II CRA. Seconded by Becky Jenkins.

Thirty-One Gifts, LLC (former Bob Evans)
Michael Kinninger stated the real estate investment number needs updated on the county report form. Angela Hobart stated we will look at the report and send the update to Kelly Washington. Motion by Michael Kinninger to approve the Oak Grove – Thirty-One Gifts, LLC CRA. Seconded by Bethany Staats.
Roll Call:
City of New Albany: Y
Franklin County Commissioners: Y
Plain Township: Y
New Albany Plain Local Schools: Y
Eastland-Fairfield Career & Tech: Y

Motion approved.

Oak Grove – Central Ohio MOB Partners LLC (MOB II)
Michael Kinninger asked for the real estate investment number to be updated on the new Franklin County form. Carlie Boos asked if they had been impacted with no elective surgeries due to COVID. Jennifer Chrysler stated I'm sure they have.
Motion by Carlie Boos to approve the Oak Grove – Central Ohio MOB Partners LLC (MOB II) CRA. Seconded by Becky Jenkins.
Roll Call:
City of New Albany: Y
Franklin County Commissioners: Y
Plain Township: Y
New Albany Plain Local Schools: Y
Eastland-Fairfield Career & Tech: Y

Motion approved.

Oak Grove - CVG
Michael Kinninger asked for the real estate investment number to be updated on the new Franklin County form.
Motion by Becky Jenkins to approve the Oak Grove - CVG CRA. Seconded by Michael Kinninger.
Roll Call:
City of New Albany: Y
Franklin County Commissioners: Y
Plain Township: Y
New Albany Plain Local Schools: Y
Eastland-Fairfield Career & Tech: Y

Motion approved.

Oak Grove - Water's Edge Campus – Building I, II, III
Motion by Kyle Sellers to approve the Oak Grove - Water's Edge Campus CRA. Seconded by Becky Jenkins.
Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Oak Grove - Water's Edge East Campus – Buildings IV, V, VI
It should be noted-the payroll number on the new Franklin County form needs adjusted. Motion by Michael Kinninger to approve the Oak Grove - Water's Edge East Campus CRA. Seconded by Carlie Boos.
Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Village Center – Market Street Retail/Medical Office Building (DNA MMI)
Motion by Becky Jenkins to approve the Village Center – Market Street Retail/Medical Office Building (DNA MMI) CRA. Seconded by Bethany Staats.
Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

Village Center – Market Street Retail/Medical Office Building (DNA MMII)
Motion by Becky Jenkins to approve the Village Center – Market Street Retail/Medical Office Building (DNA MMII) CRA. Seconded by Kyle Sellers.
Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

TIF Review: Bethany Staats provided a brief summary of the TIF activity for 2019. The TIF's are largely paying for the Rose Run Park project. Michael Kinninger asked who the developer is for Oxford and Schleppi. Jennifer Chrysler stated Schleppi is Pulte and Oxford is NACO with

custom builders. Michael asked what the interest rate was on the TIF's. Bethany stated she wasn't sure, but would send it out by email after the meeting.
Motion by Becky Jenkins to approve the TIF Report. Seconded by Kyle Sellers.
Roll Call:

City of New Albany:	Y
Franklin County Commissioners:	Y
Plain Township:	Y
New Albany Plain Local Schools:	Y
Eastland-Fairfield Career & Tech:	Y

Motion approved.

<u>Other Business</u>:

- Angela Hobart stated delinquent tax letters have been sent out.

<u>Adjournment</u>: The meeting adjourned at 11:27 a.m.

NEW ALBANY
COMMUNITY CONNECTS US

RESOLUTION R-29-2020

A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR FRANKLIN COUNTY

WHEREAS, New Albany has the statutory authority to create various zones that provide economic development incentives, which include Enterprise Zones, Community Reinvestment Areas, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, New Albany may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between New Albany and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, the New Albany-Licking County TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each tax increment finance (TIF) and community reinvestment area (CRA) agreements within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC is required to be forwarded to council within 60 days of making the recommendation and council is required to act upon those recommendations.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1: That the New Albany – Licking County Tax Incentive Review Council met on July 13, 2020.

Section 2: Council will consider the recommendations of the Franklin County TIRC as described below:

i. Central College – Discover Properties (Data Center): approved
ii. Central College – American Regent.: approved
iii. Central College – SI NAL01, LLC (Nationwide Mutual Insurance Data Center): approved
iv. Central College – Motorists Insurance (Data Center): approved
v. Central College – TJX, Inc. (Data Center): approved

vi. Central College – New Albany Center of Technology (NACOT I & NACOT II): approved
vii. Central College – PCM, Inc. (Data Center): approved
viii. Central College – Ohio Power Company (Data Center): approved
ix. Oak Grove – New Albany Company (Tween): approved
x. Oak Grove – Abercrombie & Fitch: approved
xi. Oak Grove – Thirty-One Gifts, LLC (former Bob Evans): approved
xii. Oak Grove – Central Ohio MOB LLC (Medical Office Building II): approved
xiii. Oak Grove – Commercial Vehicle Group: approved
xiv. Oak Grove – Water's Edge Campus (Bldgs. I, II, & III): approved
xv. Oak Grove – Water's Edge East (Phase I/Bldg. IV): approved
xvi. Village Center – Market Street Retail/Medical Office Building (DNA MM I) – approved
xvii. Village Center – Market Street Retail/Medical Office Building (DNA MM II) - approved

Section 3: Council accepts the recommendation for continuance of the TIF Agreements made by the New Albany-Franklin County TIRC.

Section 4: It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this resolution were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121 of the Ohio Revised Code, and further pursuant to Ohio General Assembly 133 – House Bill 197 effective March 27, 2020.

Section 5: Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this 01 **day of** SEPT **, 2020.**

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Mitchell H. Banchefsky
Law Director

Legislation dates:
Prepared: 08/10/2020
Introduced: 09/01/2020
Revised:
Adopted: 09/01/2020
Effective: 09/01/2020

DRAFT
FOR TIRC
MEMBERS
ONLY

NEW ALBANY DEVELOPMENT

Annual Tax Abatement Report – Franklin County
2021 (Tax Year 2020)

<u>Community Reinvestment Area: Central College</u>
DISCOVER FINANCIAL SERVICES (DATA CENTER)

Project Location: North of Central College/east of West Campus Oval/west of New Albany-Condit Road

Project History: Discover Financial Services has been in the New Albany Business Park since 1998. The campus occupies 75 +/- acres with a 325,000 sq. ft. class A Office Building with 2,065 full-time jobs. In 2012, city council passed a resolution authorizing the city manager to enter into a Community Reinvestment Area agreement with Discover Financial Services for phase II. The project included the construction of a new tier four 97,000 square foot data center facility on 18+/- acres. The agreement is effective beginning tax year 2014 and expires December 31, 2028.

CRA Agreement Benchmarks:

A. Total Company Investment: $148,200,000
B. Phase II Investment: $76,200,000
C. Estimated Real Property Investment: $30,3300,000
D. New Jobs Created: 162
E. Payroll: $7,200,000
F. Abatement Terms Phase II: 15 years at 65%
G. Benchmarks: Job Creation/Retention & Payroll

Analysis:

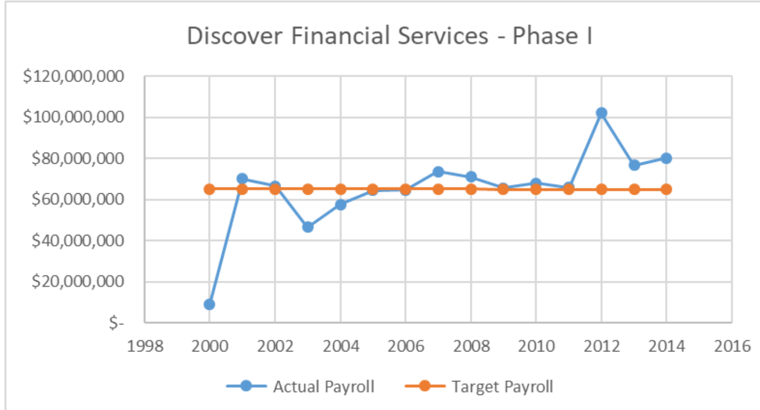
Table 1: 2020 Compliance

Project Name	***Jobs Created***	***Total Payroll per CRA Agreement***	***Actual Payroll***	***Actual Real Property Investment***
Discover Financial Service	156	$7,200,000	$15,530,389	$33,700,000

Note: In total, Discover reported 567 new positions and 2,148 total positions.

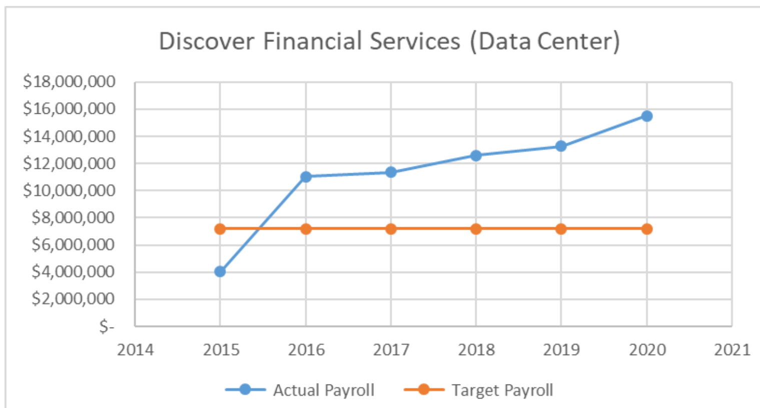
Analysis on Phase I (Original Agreement)

Year	Actual Payroll	Target Payroll
2000	$ 9,161,388	$ 65,055,900
2001	$ 70,034,394	$ 65,055,900
2002	$ 66,603,340	$ 65,055,900
2003	$ 46,565,479	$ 65,055,900
2004	$ 57,480,546	$ 65,055,900
2005	$ 64,312,067	$ 65,055,900
2006	$ 64,551,161	$ 65,055,900
2007	$ 73,718,098	$ 65,055,900
2008	$ 70,938,830	$ 65,055,900
2009	$ 65,576,809	$ 65,000,000
2010	$ 68,046,900	$ 65,000,000
2011	$ 65,899,700	$ 65,000,000
2012	$ 102,000,000	$ 65,000,000
2013	$ 76,577,166	$ 65,000,000
2014	$ 80,260,465	$ 65,000,000



Analysis on Phase II (Active Agreement)

Year	Actual Payroll	Target Payroll
2015	$ 4,055,675	$ 7,200,000
2016	$ 11,037,521	$ 7,200,000
2017	$ 11,346,762	$ 7,200,000
2018	$ 12,614,400	$ 7,200,000
2019	$ 13,281,741	$ 7,200,000
2020	$ 15,530,389	$ 7,200,000



Recommendation:
The staff recommends continuation of this CRA Agreement.

<u>Community Reinvestment Area: Central College</u>

AMERICAN REGENT

Project Location: New Albany Road East and New Albany-Condit Road and west of the Links subdivision

Project History: In October 2008, city council passed a resolution approving a Community Reinvestment Area agreement with PharmaForce (subsequently purchased by Luitpold Pharmaceuticals and American Regent) for 35+/- acres located north of New Albany Road East and east of New Albany-Condit Road. The first phase of this project included a 75,000 square foot office and production facility. The agreement set forth a term of 100% abatement for 10 years for the first phase unless additional phases of the project are constructed on the site and the aggregate size of the project is at least 150,000 square feet. In such case, the 10-year term of the first phase and any subsequent phase increases to 15 years. In 2017, the city authorized an addendum to the agreement clarifying the revenue generation per square foot benchmarks. In June 2018, American Regent began construction on a 178,000 square foot production and warehouse facility. The abatement for Phase I is effective beginning in tax year 2013 and expires December 31, 2027.

CRA Agreement Benchmarks:
Calculated Based on a Revenue Generation per Square Foot Formula

1. Office Useable Square Footage (U.S.F) - total number of square feet used for office space (excluding phases that are within a ramp-up period) x 90%

2. Research & Production Useable Square Footage (U.S.F.) - total number of square feet used for research & production (excluding phases that are within a ramp-up period) x 60%

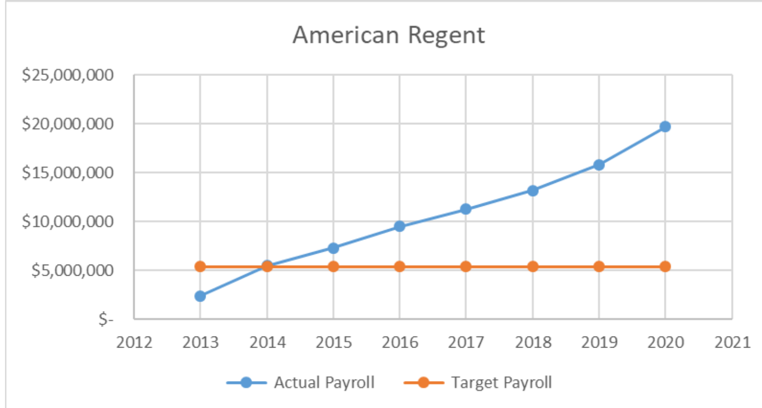
3. Minimum Payroll Requirement - U.S.F. x $0.80

Analysis:

Table 1: 2020 Compliance

Project Name	*SF Office*	*SF Research & Production*	*Minimum Payroll Required*	*Actual Payroll*
American Regent	22,500	52,500	$5,400,000	$19,708,015

Year	Actual Payroll	Target Payroll
2013	$ 2,409,000	$ 5,400,000
2014	$ 5,499,193	$ 5,400,000
2015	$ 7,301,705	$ 5,400,000
2016	$ 9,500,000	$ 5,400,000
2017	$ 11,302,489	$ 5,400,000
2018	$ 13,201,424	$ 5,400,000
2019	$ 15,838,176	$ 5,400,000
2020	$ 19,708,015	$ 5,400,000



Recommendation:
The staff recommends continuation of this CRA Agreement.

<u>Community Reinvestment Area: Central College</u>
SI NAL01, LLC (DATA CENTER)
(FORMERLY NATIONWIDE MUTUAL INSURANCE)

Project Location: North of New Albany Road East and east of Souder Road

Project History: In October 2008, city council amended the CRA to include the area known as the "Bailey" and "Yerke" parcels. In 2008, city council approved an agreement with Nationwide Mutual Insurance for the construction of a 125,000+/- square foot data center on 40+/- acres. In late 2019, Nationwide sold the data center to STACK Infrastructure. Nationwide remains a tenant in the facility. The agreement is effective beginning tax year 2013 and expires in 2027.

CRA Agreement Benchmarks:

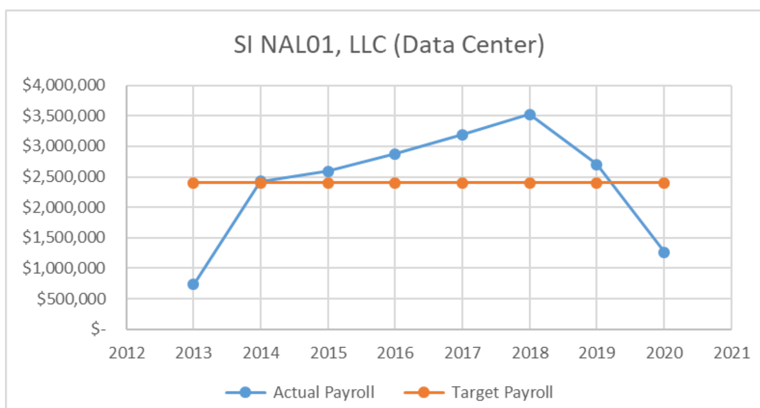
A. Project Investment: $70,00,000 - $175,000,000
B. Estimated Real Property Investment: $100,000,000
C. New Jobs Created: 40
D. Payroll: $2,400,000
E. Abatement Terms: 15 years at 65%
F. Benchmarks: Job Creation/Retention & Payroll

Analysis:

Table 1: 2020 Compliance

Project Name	*Real Property Investment*	*Payroll*	*Jobs Created*
SI NAL01, LLC	$99,957,423	$1,266,252	24

Year	Actual Payroll	Target Payroll
2013	$ 736,887	$ 2,400,000
2014	$ 2,422,883	$ 2,400,000
2015	$ 2,592,764	$ 2,400,000
2016	$ 2,879,077	$ 2,400,000
2017	$ 3,190,758	$ 2,400,000
2018	$ 3,525,602	$ 2,400,000
2019	$ 2,700,169	$ 2,400,000
2020	$ 1,266,252	$ 2,400,000



Recommendation:
While there was a decrease in employment between 2019 and 2020 related to the sale and transition of the data center, the employment trend is currently stable. The staff recommends continuation of this CRA Agreement.

<u>Community Reinvestment Area: Central College</u>
ENCOVA INSURANCE (DATA CENTER)
(FORMERLY MOTORISTS INSURANCE)

Project Location: North of Central College east of New Albany-Condit Road and west of the Links subdivision

Project History: In 2009, city council approved an agreement with Motorists Mutual Insurance for the construction of a 20,000+/- square foot data center. The agreement is effective beginning tax year 2011. Motorists Insurance Group and its affiliated BrickStreet Mutual Insurance Co. rebranded as Encova Mutual Insurance Group in June 2019. The abatement is for 10 years at 75% expiring in 2021 and for 5 years at 65% expiring in 2025.

CRA Agreement Benchmarks:

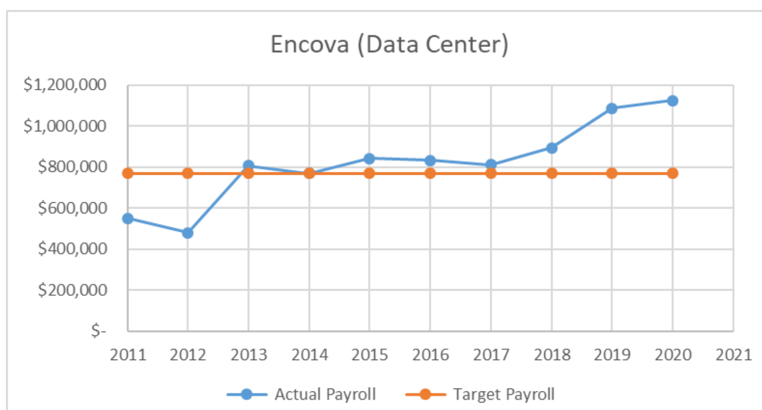
A. Project Investment: $11,800,000
B. Estimated Real Property Investment: 9,000,000
C. New Jobs Created: 14
D. Payroll: $770,000
E. Abatement Terms: 10 years at 75% & 5 years at 65%
F. Benchmarks: Job Creation/Retention & Payroll

Analysis:

Table 1: 2020 Compliance

Project Name	***Real Property Investment***	***Payroll***	***Jobs Created***
Encova	$12,563,407	$1,124,945	32

Year	Actual Payroll	Target Payroll
2011	$ 550,000	$ 770,000
2012	$ 481,000	$ 770,000
2013	$ 807,557	$ 770,000
2014	$ 770,366	$ 770,000
2015	$ 842,711	$ 770,000
2016	$ 834,582	$ 770,000
2017	$ 811,980	$ 770,000
2018	$ 895,371	$ 770,000
2019	$ 1,087,024	$ 770,000
2020	$ 1,124,945	$ 770,000



Recommendation:
The staff recommends continuation of this CRA Agreement.

<u>Community Reinvestment Area: Central College</u>
TJX, INC. (DATA CENTER)

Project Location: North of Central College east of Discover Financial Services and west of the Links subdivision

Project History: In 2010, city council approved an agreement with TJX, Inc. for the construction of a 60,000+/- square foot data center. The agreement is effective beginning tax year 2012 and expires in 2026.

CRA Agreement Benchmarks:

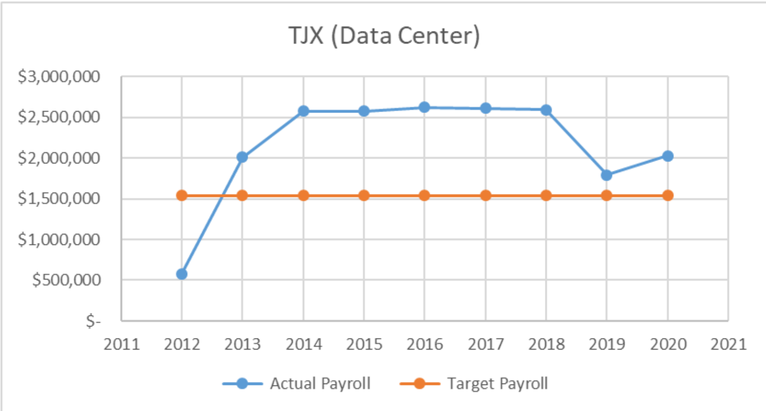
A. Project Investment: $84,000,000
B. New Jobs Created: 28
C. Payroll: $1,540,000
D. Abatement Terms: 15 years at 65%
E. Benchmarks: Job Creation/Retention & Payroll

Analysis:

Table 1: 2020 Compliance

Project Name	*Building Square Footage*	*Investment*	*Payroll*	*Jobs Created*
TJX	60,000	$150,092,587	$2,028,997	37

Year	Actual Payroll	Target Payroll
2012	$ 575,000	$ 1,540,000
2013	$ 2,009,968	$ 1,540,000
2014	$ 2,573,603	$ 1,540,000
2015	$ 2,572,041	$ 1,540,000
2016	$ 2,622,415	$ 1,540,000
2017	$ 2,610,421	$ 1,540,000
2018	$ 2,589,035	$ 1,540,000
2019	$ 1,793,764	$ 1,540,000
2020	$ 2,028,997	$ 1,540,000



Recommendation:
The staff recommends continuation of this CRA Agreement.

Community Reinvestment Area: Central College

NACOT CAMPUS

Project Location: New Albany Road East & West Campus Drive

Project History: In December 2011, city council passed a resolution authorizing the city manager to enter into a Community Reinvestment Area Agreement with the Daimler Group for the construction of a speculative office project. The project included 5.1+/- acres with 50,000 square feet of new single story "plug and play" office space. The project was anticipated as the first of three phases. In August 2012, construction was completed on the first phase. In 2014, city council passed a resolution authorizing the city manager to enter into a second agreement for the same campus because the size of the phase II building was larger than anticipated. In March 2015, construction was completed for the second phase. The incentive for NACOT I is effective beginning tax year 2014 and expires in 2028. The incentive for NACOT II is effective beginning tax year 2015 and expires in 2029.

CRA Agreement Benchmarks: NACOT I

A. Project Investment: $5,000,000
B. New Jobs Created: 200
C. Payroll: $5,000,000
D. Abatement Terms: 15 years at 100% for each phase

CRA Agreement Benchmarks: NACOT II

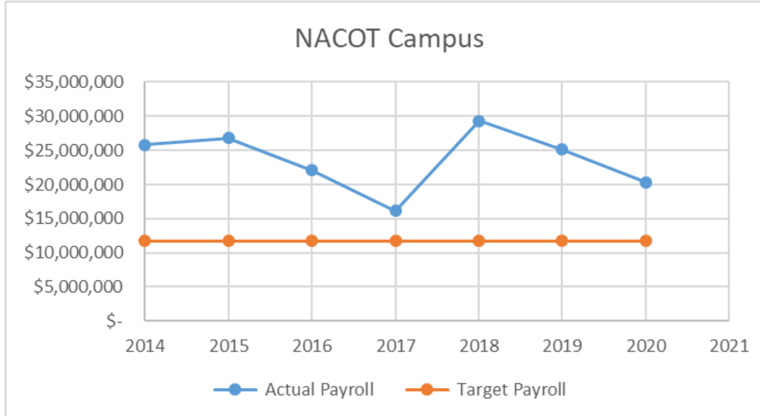
A. Project Investment: $7,500,000
B. New Jobs Created: 270
C. Payroll: $6,700,000
D. Abatement Terms: 15 years at 100% for each phase

Analysis:

Table 1: 2020 Compliance

Project Name	*Real Property Investment*	*Actual Payroll*	*Jobs Created*
NACOT I	$5,993,260	$23,685	0
NACOT II	$7,731,481	$20,309,932	478
TOTAL	$13,724,741	$20,333,617	478

Year	Actual Payroll	Target Payroll
2014	$ 25,823,565	$ 11,700,000
2015	$ 26,773,992	$ 11,700,000
2016	$ 22,106,115	$ 11,700,000
2017	$ 16,155,843	$ 11,700,000
2018	$ 29,338,985	$ 11,700,000
2019	$ 25,171,439	$ 11,700,000
2020	$ 20,333,617	$ 11,700,000



Recommendation:
The most recent tenant in NACOT I was iQor and the tenant in NACOT II is Aetna. iQor is attempting to sublease the space for the remainder of their lease obligation with Daimler through 2021. Approximately 50,000 SF is available for lease and is actively being marketing by the property owner (Daimler) and the City staff.

The staff recommends continuation of this CRA Agreement.

Community Reinvestment Area: Central College
INSIGHT DIRECT USA (DATA CENTER)
(FORMERLY PCM, INC.)

Project Location: North of Central College east of Discover Financial Services and west of the Links subdivision

Project History: In 2012, city council approved an agreement with M2 Marketplace Inc. for the construction of a 20,000+/- square foot data center. Insight Enterprises, Inc., the parent company of Insight Direct USA, Inc., purchased PCM, Inc. on August 30, 2019. PCM, Inc. is still in existence, however, the employees of PCM, Inc. were hired into Insight Direct USA, Inc. as of February 2020. The agreement is effective beginning tax year 2015 and expires in 2024.

CRA Agreement Benchmarks:

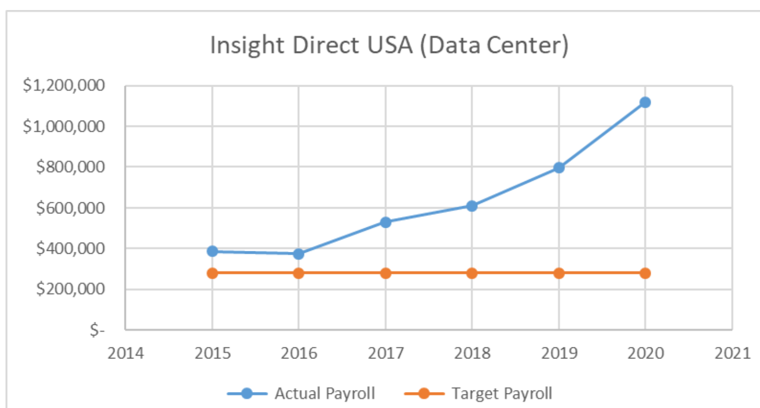
A. Project Investment: $9,400,000
B. Estimated Real Property Investment: $7,500,000
C. New Jobs Created: 15
D. Payroll: $280,000
E. Abatement Terms: 10 years at 65%
F. Benchmarks: Job Creation/Retention & Payroll

Analysis:

Table 1: 2020 Compliance

Project Name	*Building Square Footage*	*Real Property Investment*	*Payroll*	*Jobs Created*
Insight Direct USA	20,000	$12,215,109	$1,119,996	23

Year	Actual Payroll	Target Payroll
2015	$ 386,563	$ 280,000
2016	$ 375,400	$ 280,000
2017	$ 530,569	$ 280,000
2018	$ 611,040	$ 280,000
2019	$ 797,281	$ 280,000
2020	$ 1,119,996	$ 280,000



Recommendation:
The staff recommends continuation of this CRA Agreement.

<u>Community Reinvestment Area: Central College</u>
OHIO POWER COMPANY (DATA CENTER)

Project Location: North of Central College east of Discover Financial Services and west of the Wolcott development

Project History: In 2014, city council approved an agreement with Ohio Power Company for the construction of a 22,000+/- square foot data center. The agreement is effective beginning tax year 2015 and expires in December 31, 2029.

CRA Agreement Benchmarks:

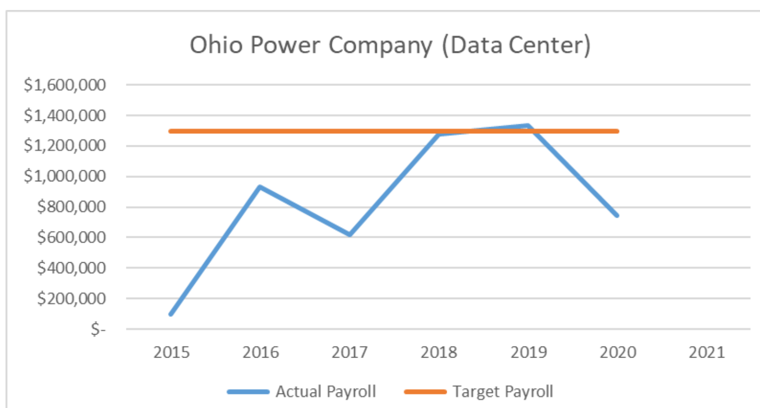
A. Estimated Real Property Investment: $20,000,000
B. New Jobs Created: 20
C. Payroll: $1,295,000
D. Abatement Terms: 15 years at 65%
E. Benchmarks: Job Creation/Retention & Payroll

Analysis:

Table 1: 2020 Compliance

Project Name	*Building Square Footage*	*Real Property Investment*	*Payroll*	*Jobs Created*
Ohio Power Company	22,000	$22,146,896	$742,000	13

Year	Actual Payroll	Target Payroll
2015	$ 94,800	$ 1,295,000
2016	$ 935,000	$ 1,295,000
2017	$ 619,334	$ 1,295,000
2018	$ 1,276,976	$ 1,295,000
2019	$ 1,337,068	$ 1,295,000
2020	$ 742,000	$ 1,295,000



Recommendation:
The staff recommends continuation of this CRA Agreement.

Community Reinvestment Area: Oak Grove

TWEEN

Project Location: South of Central College/east of New Albany-Condit Road/west of US Route 62

Project History: In 2001, Too Brands, Inc. completed construction on a 150,000 square foot facility on 20 +/- acres on Walton Parkway along the expressway. The City supported this initial project with a property tax abatement which expired in 2013.

In 2008, Tween Brands completed construction of a 60,000 square foot facility to house the Justice Headquarters. The real property tax abatement for the first phase of the Tween building expired in 2018. The total building is approximately 210,000 square feet with a first phase of approximately 150,000 square feet and a second phase of approximately 60,000 square feet. The agreement is effective beginning tax year 2008 and expires December 31, 2022.

CRA Agreement Benchmarks: Calculated Based on a Revenue Generation per Square Foot Formula

1. Office Useable Square Footage (U.S.F) - total number of square feet used for office space (currently abated) x 90%

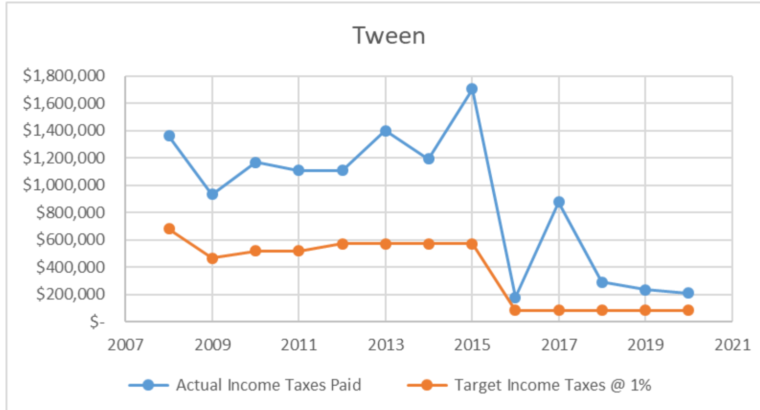
2. Minimum Payroll Requirement - U.S.F x $1.54

Analysis:

Table 1: 2020 Compliance – Target Income Tax Compared to Actual Income Tax Collected

Project Name	*Building Square Footage*	*Usable Square Footage*	*Target Income Tax*	*Actual Income Tax (Reduced by 71.4%)*
Tween	60,000	54,000	$166,320	$209,237

Year	Actual Income Taxes Paid	Target Income Taxes @ 1%
2008	$ 1,361,264	$ 680,632
2009	$ 932,764	$ 466,382
2010	$ 1,169,055	$ 517,860
2011	$ 1,107,960	$ 517,860
2012	$ 1,110,000	$ 571,860
2013	$ 1,398,967	$ 571,860
2014	$ 1,192,812	$ 571,860
2015	$ 1,706,133	$ 571,860
2016	$ 179,461	$ 83,160
2017	$ 876,684	$ 83,160
2018	$ 290,737	$ 83,160
2019	$ 234,351	$ 83,160
2020	$ 209,237	$ 83,160



Note: In 2016 the Signature Office Building CRA agreement expired creating the large decrease in income taxes paid.

Recommendation:
The staff recommends continuation of this CRA Agreement.

Community Reinvestment Area: Oak Grove
ABERCROMBIE & FITCH

Project Location: South of Central College/east of Kitzmiller Road/west of Beech Road

Project History: In 1999, the city manager entered into a CRA Agreement with Abercrombie & Fitch for the construction of a corporate campus with office and distribution facilities to be developed in several phases. In 2005, the city manager entered into a second agreement with A&F for the construction of a new office facility and a 1 million square foot distribution facility.

CRA Agreement I Benchmarks:

A. Project Investment: $130,000,000
B. Project Period: 1999 – Rolling with each campus development
C. New Jobs Created: 1,050
D. New Payroll: $55,000,000 (Income Tax - $1,100,000)
E. Abatement Terms: 15 years at 100% for each phase

CRA Agreement II Benchmarks:

A. Project Investment: $15,000,000
B. New Jobs Created: 150
C. New Payroll: $3,000,000 (Income Tax - $60,000)
D. Abatement Terms: 15 years at 100% for each phase

The following is a breakdown of buildings on the A&F campus with abatement expiration dates for each building. The highlighted buildings are expired agreements.

Abatement Summary Table			
Parcel ID	***Building***	***Expiration Year***	***Sq. Ft.***
222-01950-99	A	2016	54,383
222-01950-99	B	2016	44,872
222-01950-99	C	2016	14,366
222-01950-99	D	2016	45,418
222-01950-99	DC1	2016	477,144
222-01950-99	E	2016	27,544
222-01950-99	F	2016	7,448
222-01950-99	G	2016	14,138
222-01950-99	H	2016	29,863
222-01950-99	K	2016	7,522
222-01950-99	M	2016	7,701
222-01950-99	DC1	2018	268,392
222-01950-99	S	2018	38,800
222-01950-99	T	2018	45,800
222-01950-99	DC2	2021	754,614
222-01950-99	R	2021	86,522
222-001750	L	2022	11,550
222-01950-99	V	2022	56,850
222-002138	U	2023	105,780

Analysis:

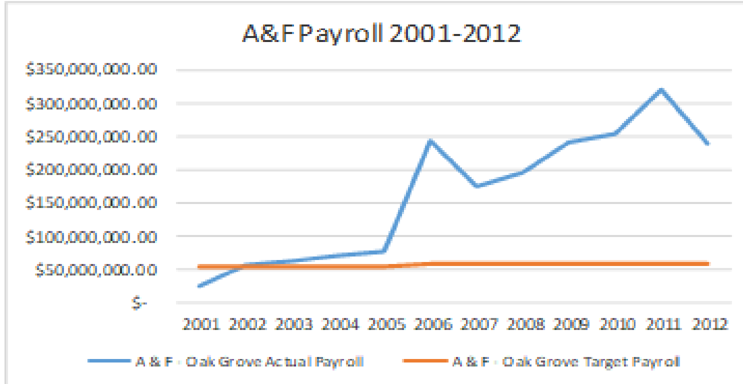
2020 Compliance – Target Employees Compared to Actual Employees (original reduced by 34.8%)

Project Name	***Original Target Employees***	***New Target Employees Reduced by 34.8%***	***Actual Employees Reduced by 34.8%***
Orig. Agreement	1,200	783	1,962
Amendment	150	98	Combined w/above
TOTAL	1,350	881	1,962

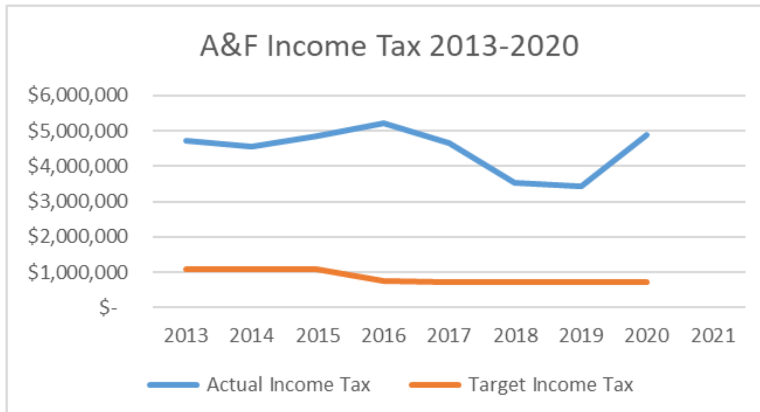
2020 Compliance – Target Rev. Compared to Actual Rev. Collected (original reduced by 34.8%)

Project Name	***Original Target Income Tax***	***New Target Income Tax Reduced by 34.8%***	***Actual Income Tax Reduced by 34.8%***
Orig. Agreement	$1,100,000.00	$717,200.00	$3,184,403
Amendment	$60,000.00	$31,200.00	Combined w/above
TOTAL	$1,160,000.00	$748,400.00	$3,184,403

	Actual Payroll	Target Payroll
2001	$ 24,830,346.00	$ 55,000,000.00
2002	$ 56,214,016.00	$ 55,000,000.00
2003	$ 63,521,838.08	$ 55,000,000.00
2004	$ 71,779,677.03	$ 55,000,000.00
2005	$ 77,773,988.00	$ 55,000,000.00
2006	$ 244,645,021.50	$ 58,000,000.00
2007	$ 174,235,986.00	$ 58,000,000.00
2008	$ 195,218,018.00	$ 58,000,000.00
2009	$ 241,561,636.50	$ 58,000,000.00
2010	$ 255,000,000.00	$ 58,000,000.00
2011	$ 320,215,600.00	$ 58,000,000.00
2012	$ 240,545,043.00	$ 58,000,000.00



	Actual Income Tax	Target Income Tax
2013	$ 4,728,996	$ 1,100,000
2014	$ 4,545,426	$ 1,100,000
2015	$ 4,857,320	$ 1,100,000
2016	$ 5,213,674	$ 748,400
2017	$ 4,669,453	$ 717,200
2018	$ 3,514,599	$ 717,200
2019	$ 3,421,552	$ 717,200
2020	$ 4,884,054	$ 717,200



	Actual Jobs	Target Jobs
2001	977	1050
2002	977	1050
2003	1213	1050
2004	1353	1050
2005	1593	1050
2006	2290	1200
2007	2586	1200
2008	2687	1200
2009	2185	1200
2010	2292	1200
2011	2538	1200
2012	2766	1200
2013	2715	1200
2014	2714	1200
2015	2538	1200
2016	2400	881
2017	2094	881
2018	2425	881
2019	2406	881
2020	3010	881

Recommendation:
The staff recommends continuation of this CRA Agreement.

Community Reinvestment Area: Oak Grove
THIRTY-ONE REAL ESTATE, LLC

Project Location: South of Central College/east of Kitzmiller Road/west of Beech Road.

Project History: In 2011, the city manager entered into a CRA Agreement with BEF Management, Inc. (Bob Evans) for the construction of an operation center. The agreement was effective in tax year 2014. In September 2018, BEF Management, Inc. transferred and sold the property concurrent with the Company's sale of the "Bob Evans Restaurant" chain to Bob Evans Restaurants LLC. Bob Evans Restaurant LLC continues to maintain and occupy a portion of the building as their primary corporate headquarters. In October 2018, the property was sold to Thirty-One Gifts, LLC. The city amended the CRA Agreement in September 2018, to reflect the changes and amend the benchmarks for consistency with the revenue generation per square foot benchmarks for Class A office development in the business park. Homeside Financial LLC (Lower.com) moved into the building in November 2020 and is growing quickly and Thirty-One Gifts was expected to leave the premises in early 2021. The agreement expires in 2028.

CRA Agreement Benchmarks:

A. Project Investment: $30,392,000
B. Estimated Real Property Investment: $24,600,000
C. New Jobs Created: 150
D. New Payroll: $22,600,000
E. Abatement Terms: 15 years at 100%
F. Benchmarks: Job Creation/Retention & Payroll

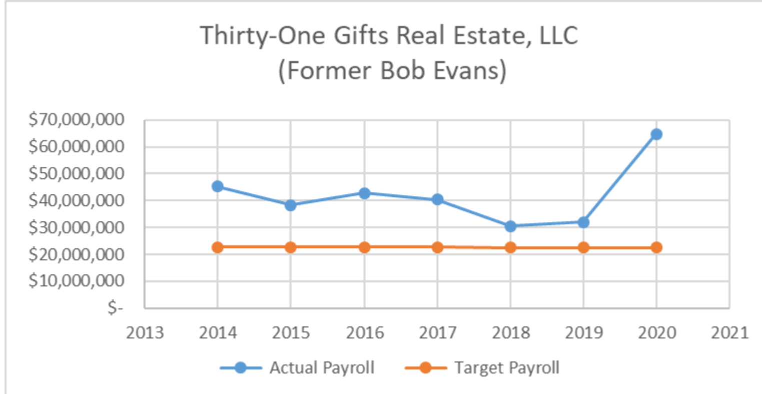
Analysis:

Table 1: 2020 Compliance

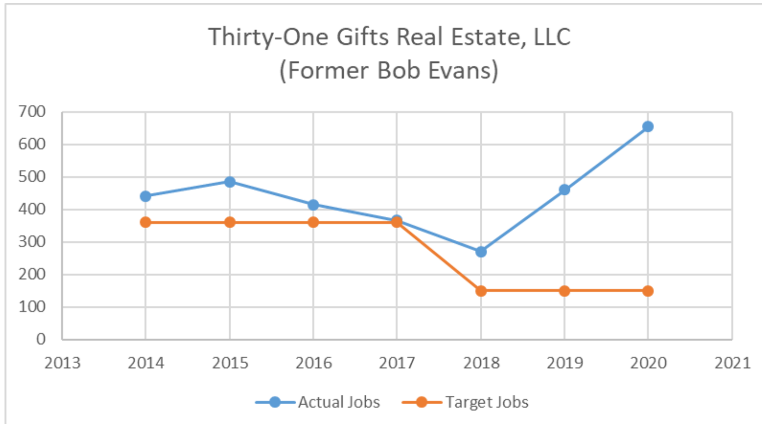
Jobs Created Per CRA Agreement	*Actual Jobs Created*	*Total Payroll Per CRA Agreement*	*Actual Payroll*	*Actual Investment*
150	654	$22,600,000	$64,677,415	$54,572,734

Note: At the time of reporting Thirty-One Gifts was expected to leave the premises by 3/21/2021 reducing the job figure by approximately 111 positions and the annual payroll by approximately $14,483,084. Despite this reduction, it is estimated that Bob Evans Restaurants, LLC and Homeside Financial LLC (Lower.com) would have a combined 543 positions with an associated annual payroll of approximately $50,194,330.

Year	Actual Payroll	Target Payroll
2014	$ 45,227,341	$ 22,750,000
2015	$ 38,342,073	$ 22,750,000
2016	$ 42,850,411	$ 22,750,000
2017	$ 40,285,500	$ 22,750,000
2018	$ 30,527,288	$ 22,600,000
2019	$ 31,944,114	$ 22,600,000
2020	$ 64,677,415	$ 22,600,000



Year	Actual Jobs	Target Jobs
2014	441	360
2015	485	360
2016	414	360
2017	366	360
2018	270	150
2019	460	150
2020	654	150



Recommendation:
The staff recommends continuation of this CRA Agreement.

<u>Community Reinvestment Area: Oak Grove</u>
CENTRAL OHIO MOB PARTNERS LLC
(FORMERLY MEDICAL OFFICE BUILDING II (NAMC II))

Project Location: South of Central College/east of US Route 62/west of Kitzmiller

Project History: In 2009, the city manager entered into a CRA agreement for a medical office building - a 60,000 square foot facility adjacent to the MOB I. In late 2019, NAMC II MOB LLC, sold the medical office building to Central Ohio MOB Partners LLC. The agreement is for 12 years at 100% effective beginning tax year 2011 and expires in 2022.

CRA Agreement for Central Ohio MOB Partners LLC: Calculated Based on a Revenue Generation per Square Foot Formula

1. Office Useable Square Footage (U.S.F) - total number of square feet used for office space (excluding phases that are within a ramp-up period) x 90%

2. Minimum Payroll Requirement - U.S.F. x $2.88

Analysis:

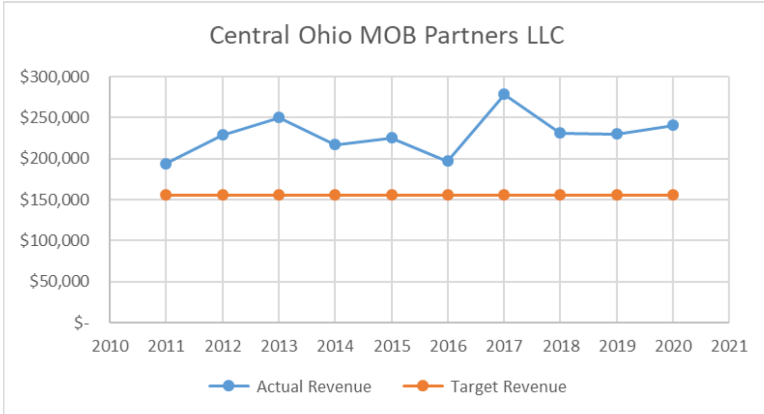
Table 1: 2020 Compliance – Target Revenue Compared to Actual Revenue Collected

Project Name	*Building Square Footage*	*Usable Square Footage*	*Target Revenue*	*Actual Revenue*
Central Ohio MOB Partners LLC	60,000	54,000	$155,520	$240,908

Tenants:

Advanced Dermatology & Skin Surgery,
Magellan HRSC, Inc.,
New Albany Surgery Center, LLC,
Orthopedic & Neurological Consultants,
Ohio Dermatology Center,
161 Dental Studio by Zainab Temitope Adesanya, DMD (Dr. Zainab Temitope Adesanya, DMD, LLC)

Year	Actual Revenue	Target Revenue
2011	$ 194,000	$ 155,520
2012	$ 229,083	$ 155,520
2013	$ 249,918	$ 155,520
2014	$ 216,948	$ 155,520
2015	$ 225,280	$ 155,520
2016	$ 197,215	$ 155,520
2017	$ 278,676	$ 155,520
2018	$ 231,078	$ 155,520
2019	$ 229,813	$ 155,520
2020	$ 240,908	$ 155,520



Recommendation:
The staff recommends continuation of this CRA Agreement.

<u>Community Reinvestment Area: Oak Grove</u>

WATER'S EDGE CAMPUS

Project Location: Walton Parkway west of SR 605

Project History: In August 2007, city council passed a resolution authorizing the city manager to enter into a CRA Agreement with the Daimler Group for the construction of a speculative office project. The project included 17+/- acres with 265,000 square feet of new office buildings in three phases (three separate buildings). In 2009, construction was completed on the first phase, a 108,000 square foot facility. The agreement is effective beginning tax year 2010 and expires in 2024. In 2012, construction was completed on the second phase, a 108,000 square foot facility. The agreement is effective beginning tax year 2013 and expires in 2027. In 2015, construction was completed on the third phase, a 43,000 square foot facility. The agreement is effective beginning tax year 2016 and expires in 2030.

Abatement Summary Table			
Parcel ID	***Building***	***Expiration Year***	***Sq. Ft.***
222-004341-00	Water's Edge I	2024	108,000
222-004480-00	Water's Edge II	2027	108,000
222-002275-00	Water's Edge III	2030	43,000

CRA Agreement Benchmarks (at total build out of all three phases):

A. Project Investment: $38,500,000
B. Estimated Real Property Investment: $33,400,000
C. New Jobs Created: 1,040
D. Payroll: $32,000,000
E. Abatement Terms: 15 years at 100% for each phase

Analysis:

Table 1: 2020 Compliance

Project Name	*Project Investment*	*New Jobs Created*	*Total Payroll*
Water's Edge I	$13,725,552	265	$30,742,199
Water's Edge II	$12,346,695	505	$25,067,260
Water's Edge III	$5,844,665	160	$6,411,931
TOTAL	$31,916,912	930	$62,221,390

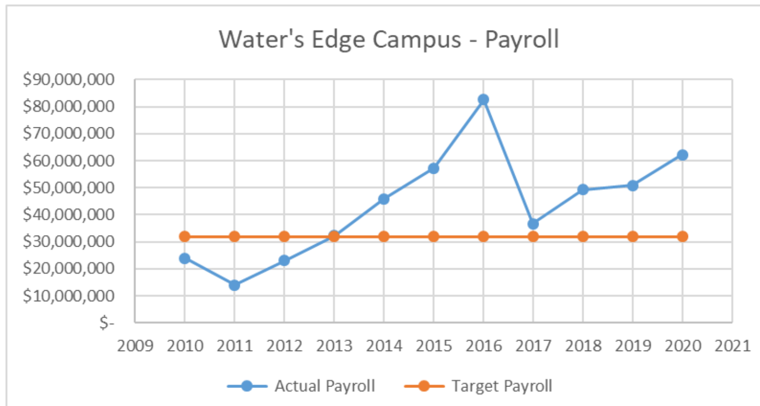
Tenants:

Water's Edge I
Fischel Haas
Homeside Financial LLC
ATG Business Travel Mgmt.
ESRI

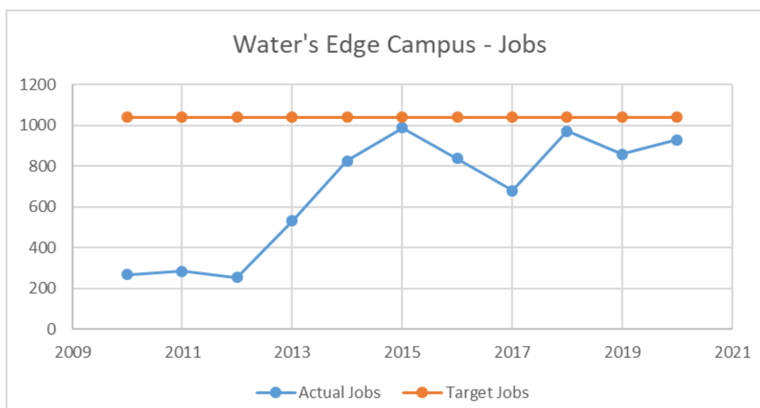
Water's Edge II
Avery Dennison
DESCO Corp.
FPL Financial Strategies LLC
RBC Capital Markets, LLC
Rossman and Company
Ryder Last Mile LLC
Ruoff Mortgage
Sedgewick Claims Mgmt.

Water's Edge III
Red Roof Inn Corporate HQ

Year	Actual Payroll	Target Payroll
2010	$ 23,900,000	$ 32,000,000
2011	$ 14,000,000	$ 32,000,000
2012	$ 23,000,000	$ 32,000,000
2013	$ 32,287,437	$ 32,000,000
2014	$ 45,871,687	$ 32,000,000
2015	$ 57,328,873	$ 32,000,000
2016	$ 82,653,398	$ 32,000,000
2017	$ 36,744,549	$ 32,000,000
2018	$ 49,307,884	$ 32,000,000
2019	$ 50,921,032	$ 32,000,000
2020	$ 62,221,390	$ 32,000,000



Year	Actual Jobs	Target Jobs
2010	267	1040
2011	284	1040
2012	253	1040
2013	532	1040
2014	825	1040
2015	989	1040
2016	838	1040
2017	681	1040
2018	973	1040
2019	860	1040
2020	930	1040



Recommendation:
The staff recommends continuation of this CRA Agreement.

<u>Community Reinvestment Area: Oak Grove</u>
WATER'S EDGE EAST

Project Location: Walton Parkway east of SR 605

Project History: In April 2016, city council passed a resolution authorizing the city manager to enter into a CRA Agreement with the Daimler Group for the construction of a speculative office project. The project will develop in three phases. The agreement for Phase I is effective beginning tax year 2018 and expires in 2032. The agreements for Phase II and III are both effective beginning tax year 2020 and expire in 2034.

CRA Agreement Benchmarks for Phase I:

A. Total Real Property Investment: $17.25 million (all phases)
B. New Jobs Created: 150
C. Payroll: $6,750,000
D. Abatement Terms: 15 years at 100%

Analysis:

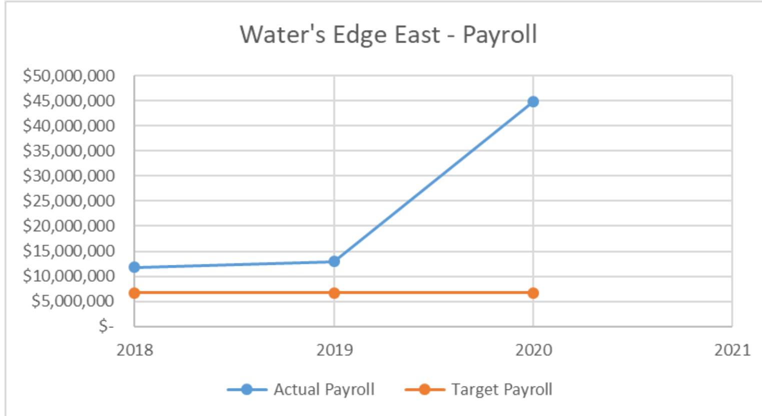
Table 1: 2020 Compliance

Project Name	*Project Investment*	*New Jobs Created*	*Total Payroll*
Phase I	$7,024,200	167	$14,663,497
Phase II	$2,938,021	148	$22,885,546
Phase III	$5,119,155	31	$7,186,737
TOTAL	$15,081,376	346	$44,735,780

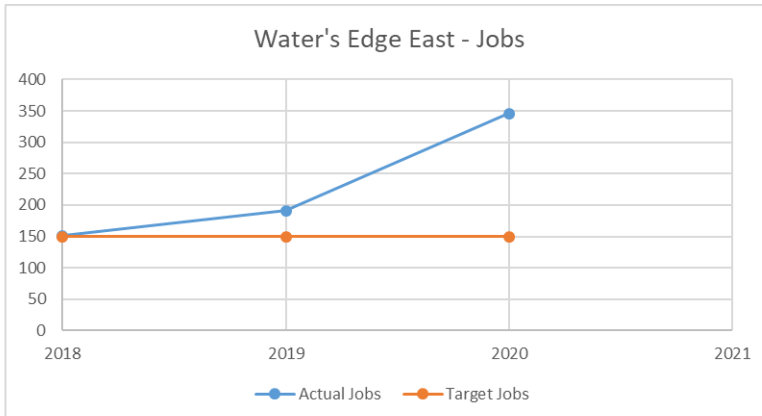
Tenants:

Phase I	**Phase II**	**Phase III**
EASi	BEF Foods Inc.	Feazel Roofing Company Inc.

Year	Actual Payroll	Target Payroll
2018	$ 11,807,775	$ 6,750,000
2019	$ 12,919,871	$ 6,750,000
2020	$ 44,735,780	$ 6,750,000



Year	Actual Jobs	Target Jobs
2018	151	150
2019	191	150
2020	346	150



Recommendation:
The staff recommends continuation of this CRA Agreement.

Community Reinvestment Area: Village Center

MARKET STREET RETAIL/MEDICAL OFFICE BUILDING (DNA MM I)

Project Location: North of Market Street and west of Main Street

Project History: In 2013, the city manager entered into a CRA agreement for a mixed-use retail/medical office building - a 26,000 square foot facility. The agreement is effective beginning tax year 2015 and expires in 2024.

CRA Agreement Benchmarks for DNA MM I:

A. Project Investment: $5,500,000
B. Estimated Real Property Investment: $5,050,000
C. Payroll: $450,000
D. Abatement Terms: 10 years; 75%
E. New Jobs Created: 15
F. Benchmarks: Job Creation/Retention & Payroll

Analysis:

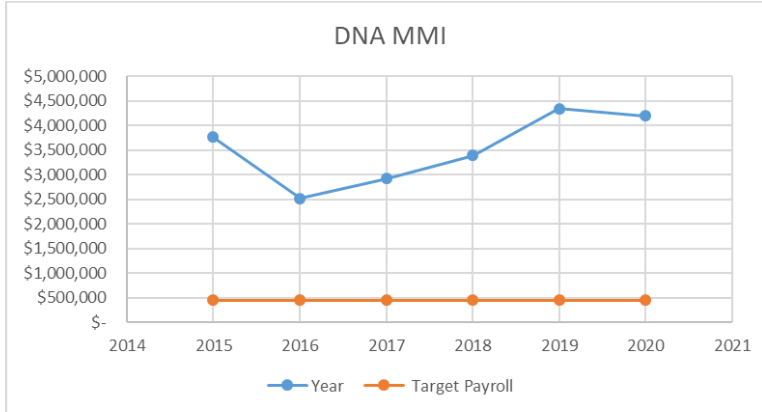
Table 1: 2020 Compliance

Project Name	*Investment*	*Payroll*	*Jobs Created*
DNA MM I	$5,825,352	$4,198,715	166

Tenants:

Cameron Mitchell Restaurants
Cook Demers & Gleason LLC
Maple Orthodontics
Mellow Mushroom
PNC Bank

Year	Year	Target Payroll
2015	$ 3,758,424	$ 450,000
2016	$ 2,520,514	$ 450,000
2017	$ 2,923,156	$ 450,000
2018	$ 3,388,666	$ 450,000
2019	$ 4,343,447	$ 450,000
2020	$ 4,198,715	$ 450,000



Recommendation:
The staff recommends continuation of this CRA Agreement.

Community Reinvestment Area: Village Center

MARKET STREET RETAIL/MEDICAL OFFICE BUILDING (DNA MM II)

Project Location: North of Market Street and west of Main Street

Project History: In 2016, the city manager entered into a CRA agreement for a mixed-use restaurant/retail/ medical office building - a 47,000 square foot facility. The agreement is effective beginning tax year 2018 and expires in 2027.

CRA Agreement Benchmarks for DNA MM II:

A. Estimated Real Project Investment: $9,600,000
B. Payroll: $2,000,000 - $3,000,000
C. Abatement Terms: 10 years; 75%
D. New Jobs Created: 50-100

Analysis:

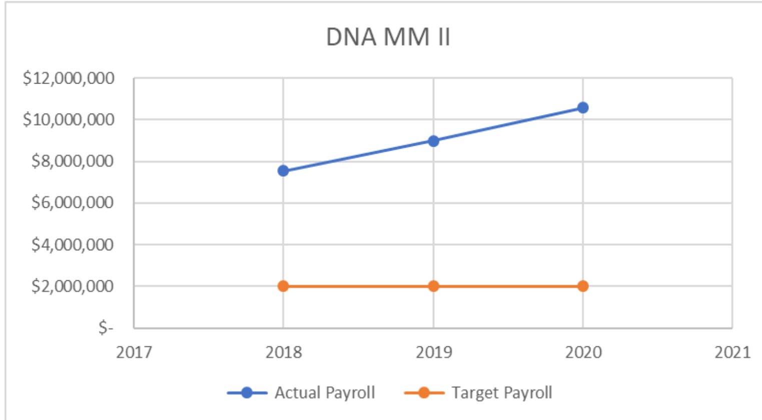
Table 1: 2020 Compliance

Project Name	*Investment*	*Payroll*	*Jobs Created*
DNA MM II	$8,744,995	$ 10,590,939	160

Tenants:

Columbus OBGYN
Johnson's Ice Cream
Freshii
Truluck Boutique
Pet People
Wallick
Fox in the Snow
Perich Fitness

Year	Actual Payroll	Target Payroll
2018	$ 7,550,175	$ 2,000,000
2019	$ 8,989,562	$ 2,000,000
2020	$10,590,939	$ 2,000,000



Recommendation:
The staff recommends continuation of this CRA Agreement.

Municipality	TIF Name	TIF Ordinance	TIF Type
New Albany	BALFOUR GREEN TIF	O-20-2006	Residential
New Albany	BLACKLICK (A&F) TIF	O-27-1999	Commercial
New Albany	BLACKLICK II TIF	O-30-2013	Commercial
New Albany	EALY CROSSING TIF	O-20-2006	Residential
New Albany	ENCLAVE TIF	O-20-2006	Residential
New Albany	HAWKSMOOR TIF	O-20-2006	Residential
New Albany	INFORMATION AND TECHNOLOGY PUBLIC TIF	O-19-2012	Commercial
New Albany	LANDSDOWNE TIF	O-34-2004	Residential
New Albany	NEW VILLAGE CENTER TIF (2016-2043)	O-32-2013	Commercial
New Albany	NEW VILLAGE CENTER TIF (2017-2046)	O-32-2013	Commercial
New Albany	NEW VILLAGE CENTER TIF (2018-2047)	O-32-2013	Commercial
New Albany	PARCEL 226 RESIDENTIAL TIF (2016-2045)	O-17-2014	Residential
New Albany	PARCEL 226 RESIDENTIAL TIF (2017-2046)	O-17-2014	Residential
New Albany	PARCEL 226 RESIDENTIAL TIF (2018-2047)	O-17-2014	Residential
New Albany	PARCEL 226 RESIDENTIAL TIF (2019-2048)	O-17-2014	Residential
New Albany	RICHMOND SQ TIF	O-20-2006	Residential
New Albany	SAUNTON TIF	O-20-2006	Residential
New Albany	SCHLEPPI ROAD (.40 (B)) TIF	O-12-2017	Commercial
New Albany	SCHLEPPI ROAD DISTRICT #1 (.40 (C)) TIF	O-14-2017	Residential
New Albany	SCHLEPPI ROAD #2 (.40 (C)) TIF	O-14-2017	Residential
New Albany	SCHLEPPI ROAD #3 (.40 (C)) TIF	O-14-2017	Residential
New Albany	SCHLEPPI ROAD #4 (.40 (C)) TIF	O-14-2017	Residential
New Albany	SOUDER EAST	O-34-2004	Residential
New Albany	STRAITS FARM RESIDENTIAL INCENTIVE DISTRICT TIF	O-31-2013	Residential
New Albany	TIDEWATER I TIF	O-20-2006	Residential
New Albany	UPPER CLARENTON TIF	O-20-2006	Residential
New Albany	VILLAGE CENTER DIST TIF	O-8-1998	Commercial
New Albany	WENTWORTH CROSSING TIF	O-20-2006	Residential
New Albany	WINDSOR TIF	O-34-2004	Residential

TIF ORC Code	Number of years total	First Year	Last Year	Percent of TIF
5709.40 (C)	30	2007	2036	100
5709.40 (B)	30	2000	2029	100
5709.40 (B)	30	2014	2043	100
5709.40 (C)	30	2007	2036	100
5709.40 (C)	30	2007	2036	100
5709.40 (C)	30	2007	2036	100
5709.40 (B)	30	2013	2042	100
5709.40 (C)	30	2005	2034	100
5709.40 (B)	28	2016	2043	100
5709.40 (B)	30	2017	2046	100
5709.40 (B)	30	2018	2047	100
5709.40 (B)	30	2016	2045	100
5709.40 (B)	30	2017	2046	100
5709.40 (B)	30	2018	2047	100
5709.40 (B)	30	2019	2048	100
5709.40 (C)	30	2007	2036	100
5709.40 (C)	30	2007	2036	100
5709.40 (B)	30			100
5709.40 (C)	30			100
5709.40 (C)	30			100
5709.40 (C)	30			100
5709.40 (C)	30			100
5709.40 (C)	30	2005	2034	100
5709.40 (C)	30	2014	2043	100
5709.40 (C)	30	2007	2036	100
5709.40 (C)	30	2007	2036	100
5709.40	30	2001	2030	100
5709.40 (C)	30	2007	2036	100
5709.40 (C)	30	2005	2034	100

Levy Sharing	Revenue Sharing	School or Non-School TIF	Are schools compensated 100%?
Y	Y	NS	Yes
N	N	S	Yes
N	N	NS	Yes
Y	Y	NS	Yes
Y	Y	NS	Yes
Y	Y	NS	Yes
N	N	NS	Yes
N	Y	NS	Yes
N	N	NS	Yes
N	N	NS	Yes
N	N	NS	Yes
N	N	NS	Yes
N	N	NS	Yes
N	N	NS	Yes
N	N	NS	Yes
Y	Y	NS	Yes
Y	Y	NS	Yes
N	N	NS	Yes
Y	Y	NS	Yes
Y	Y	NS	Yes
Y	Y	NS	Yes
Y	Y	NS	Yes
N	Y	NS	Yes
Y	Y	NS	Yes
Y	Y	NS	Yes
Y	Y	NS	Yes
N	N	S	No
Y	Y	NS	Yes
N	Y	NS	Yes

How much are schools compensated per year?
100%
100%
100%
100%
100%
100%
100%
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100%
100%
60%
100%
100%

Project History
Trails, Paths, Road Improvments, Park Improvements
Road Construction; Sewer and Water Connections
Currently Reviewing Projects
Trails, Paths, Road Improvments, Park Improvements
Trails, Paths, Road Improvments, Park Improvements
Trails, Paths, Road Improvments, Park Improvements
Currently Reviewing Projects
Performing Arts Center
Market/Main Roundabout - Debt to Developer
Market/Main Roundabout - Debt to Developer
Market/Main Roundabout - Debt to Developer
Public and Park Infrastructure - Debt to Developer
Public and Park Infrastructure - Debt to Developer
Public and Park Infrastructure - Debt to Developer
Public and Park Infrastructure - Debt to Developer
Trails, Paths, Road Improvments, Park Improvements
Trails, Paths, Road Improvments, Park Improvements
Roadways, Water/Sewer, Stormwater, Demolition, Parks, Streetscape/Landscape, Real Estate
Roadways, Water/Sewer, Stormwater, Demolition, Parks, Streetscape/Landscape, Real Estate
Roadways, Water/Sewer, Stormwater, Demolition, Parks, Streetscape/Landscape, Real Estate
Roadways, Water/Sewer, Stormwater, Demolition, Parks, Streetscape/Landscape, Real Estate
Roadways, Water/Sewer, Stormwater, Demolition, Parks, Streetscape/Landscape, Real Estate
Performing Arts Center
Market/Main Roundabout - Debt to Developer
Trails, Paths, Road Improvments, Park Improvements
Trails, Paths, Road Improvments, Park Improvements
Fodor Road Improvement, Intersection Upgrades, Stormwater Management, Streetscape Improvements, Health
Trails, Paths, Road Improvements, Park Improvements
Road Improvements, Performing Arts Center

School District	JVSD	Fund Balance	Funds Received Total
222	EASTLAND JVSD	$92,260	$200,677
222	EASTLAND JVSD	$850,696	$9,292,099
222	EASTLAND JVSD	$157,602	$158,995
222	EASTLAND JVSD	$303,217	$1,558,548
222	EASTLAND JVSD	$86,520	$465,147
222	EASTLAND JVSD	$330,691	$900,914
222	EASTLAND JVSD	$1,161,861	$855,906
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	$0	$737,950
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	$0	$191,025
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	$140,174	$742,823
222	EASTLAND JVSD	$288,178	$812,030
222	EASTLAND JVSD	$0	$0
222	EASTLAND JVSD	$0	$0
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	N/A	N/A
222	EASTLAND JVSD	$0	$1,330,296
222	EASTLAND JVSD	$441,816	$2,272,803
222	EASTLAND JVSD	$947,551	$3,644,009
222	EASTLAND JVSD	$15,917	$10,933,312
222	EASTLAND JVSD	$605,030	$1,210,249
222	EASTLAND JVSD	$5,113,639	$17,804,333

Funds Received this Year	Encumbered Amount	Balance Owed	Expenditures
$45,094	$0	$318,149	$96,708
$1,317,145	$0	$0	$8,251,185
$35,952	$0	$0	$1,394
$311,076	$0	$5,100,000	$1,322,033
$55,588	$0	$600,000	$372,475
$173,924	$0	$1,947,163	$619,800
$214,568	$0	$0	$16,925
N/A	N/A	N/A	N/A
$737,950	$0	$3,324,537	$737,950
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
$191,025	$0	$600,000	$191,025
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
$151,977	$0	$1,462,761	$634,446
$132,726	$0	$1,795,004	$534,270
$0	$0	$0	$0
$0	$0	$2,205,622	$0
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
$327,141	$0	$0	$1,330,297
$348,697	$0	$4,250,000	$1,933,941
$510,320	$0	$4,109,324	$2,957,276
$902,093	$0	$4,353,991	$11,276,398
$313,583	$0	$3,239,301	$707,802
$2,704,044	$0	$5,553,479	$14,064,664

Expenditure Details
Rev Sharing, Debt Payments
Rev Sharing, Project Expense
A&T Fees
Rev Sharing, Debt Payments
Rev Sharing, Debt Payments
Rev Sharing, Debt Payments
A&T Fees
Tracked in Windsor TIF Fund
Infrastructure Debt to Developer
Tracked in First New Village Center row
Tracked in First New Village Center row
Infrastructure Debt to Developer
Tracked in First Parcel 226 TIF (OXFORD)
Tracked in First Parcel 226 TIF (OXFORD)
Tracked in First Parcel 226 TIF (OXFORD)
Rev Sharing, Debt Payments
Rev Sharing, Debt Payments
Infrastructure Debt to Developer
Infrastructure Debt to Developer
Tracked in Schleppi #1 Residential above
Tracked in Schleppi #1 Residential above
Tracked in Schleppi #1 Residential above
Tracked in Windsor TIF Fund
Infrastructure Debt to Developer - Balance Owed reported with New Village Center
Rev Sharing, Debt Payments
Rev Sharing, Debt Payments
Rev Sharing, Debt Payments
Rev Sharing, Debt Payments
Rev Sharing, Debt Payments

Total Cost of Finished Infrastructure
$96,708
$8,251,185
$1,394
$1,322,033
$372,475
$619,800
$16,925
N/A
$737,950
N/A
N/A
$191,025
N/A
N/A
N/A
$634,446
$534,270
$0
$0
N/A
N/A
N/A
N/A
$1,330,297
$1,933,941
$2,957,276
$11,276,398
$707,802
$14,064,664

What is the value of future confirmed TIF funded construction spending for structures?
Unknown; Projects are identified on an ongoing basis and funding is sourced as appropriate based on total proj
Unknown; Projects are identified on an ongoing basis and funding is sourced as appropriate based on total proj
Unknown; Projects are identified on an ongoing basis and funding is sourced as appropriate based on total proj
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How many years until this occurs?
N/A; Remaining term of the TIF
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What is the value of future confirmed TIF funded construction spending for roads and related infrastructure?"
Unknown; Construction projects are identified through an annual Capital Projects Retreat and funding is source
Unknown; Construction projects are identified through an annual Capital Projects Retreat and funding is source
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How many years until this occurs?
N/A; Remaining term of the TIF
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