

2021 TAX INCENTIVE REVIEW COUNCIL (TIRC) ANNUAL REPORT



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LETTER FROM YOUR FRANKLIN COUNTY AUDITOR

Among the duties of county auditors under Ohio law is to administer tax incentives that have been created by municipalities and to serve as the statutory chair of Tax Incentive Review Councils (TIRC) that evaluate those incentives.

Due to the many inquiries that arise around tax incentives throughout Franklin County, and with the goal of making your Auditor's office transparent and accountable, I am pleased to present the second annual publication of the TIRC report, summarizing the various agreements and evaluations that occurred during the Franklin County 2021 TIRC review season. The goal of this report is to ensure each incentive and its ongoing status is transparent and providing the benefits promised to our communities (and if not, having a record of why not).

As the TIRC chair, I, along with appropriate TIRC board members, conduct meetings across the county where we review tax incentives given to businesses and communities.

Throughout the incentive review, the TIRC's purpose is to ensure that the promises made and terms created by the tax incentive are met, not to pass judgment on the original creation of the tax incentive. While the TIRC cannot determine if the incentive should have been established, the annual TIRC review can help ensure that the promises of the bargain are met.

In addition to the publication of this report with all current-year meeting data, your Franklin County Auditor's office has launched a new online Auditor Tax Incentive HUB (HUB). The HUB includes an interactive map that allows you to see where incentives are used in the county and what those tax incentives involve. The HUB can be found at: www.franklincountyauditor.com/taxincentives

I hope this report and the new tax incentive HUB will provide you with insight on the various tax incentive programs in your neighborhood and throughout Franklin County. The goal of the Franklin County Auditor's office is to continue to address issues that arise in the community and to further share the work and analysis of the office. Never hesitate to contact me with feedback or if there are any questions about this report.

Sincerely,



Michael Stinziano
Franklin County Auditor



EXECUTIVE SUMMARY

State and local governments use a variety of tax incentives to attract and retain business investment, create jobs, reduce blight, and pursue other goals. Incentives are widely used in Franklin County, and the expectation is that each granted incentive results in either increased property value, new investment, new employment and/or payroll, or other economic development or community benefit. The Tax Incentive Review Council (TIRC) process monitors the status of each incentive and makes a recommendation to the local municipality as to the compliance of the incentive both to the agreement that created it and state law.

In 2021, 25 municipalities and townships throughout Franklin County had active tax incentives that required review. In addition, the review consisted of 536 abated or Tax Increment Financing (TIF) projects. For tax year 2020, there were a total of 3,979 CRA and EZ abated parcels in the county, with 468 EZ and CRA parcels returning to taxable status and 367 parcels becoming CRA and EZ abated.

This 2021 TIRC report is a compilation of the incentives that exist throughout the county and the data used to evaluate each existing incentive.

KEY FACTS ABOUT THE 2021 TIRC MEETINGS IN FRANKLIN COUNTY:

🏠 Total Number of Abated Projects Reviewed by the TIRC: **294**

🏠 Total Number of TIF Projects Reviewed by the TIRC: **242**

🏠 Total Reported Number of Jobs Created or Retained: **41,391**

🏠 Total Reported Payroll: **\$1,838,580,378.73**

🏠 Total Reported Real Estate Investment: **\$2,033,998,821.03**

🏠 Total Foregone Tax: **\$64,824,351.99**

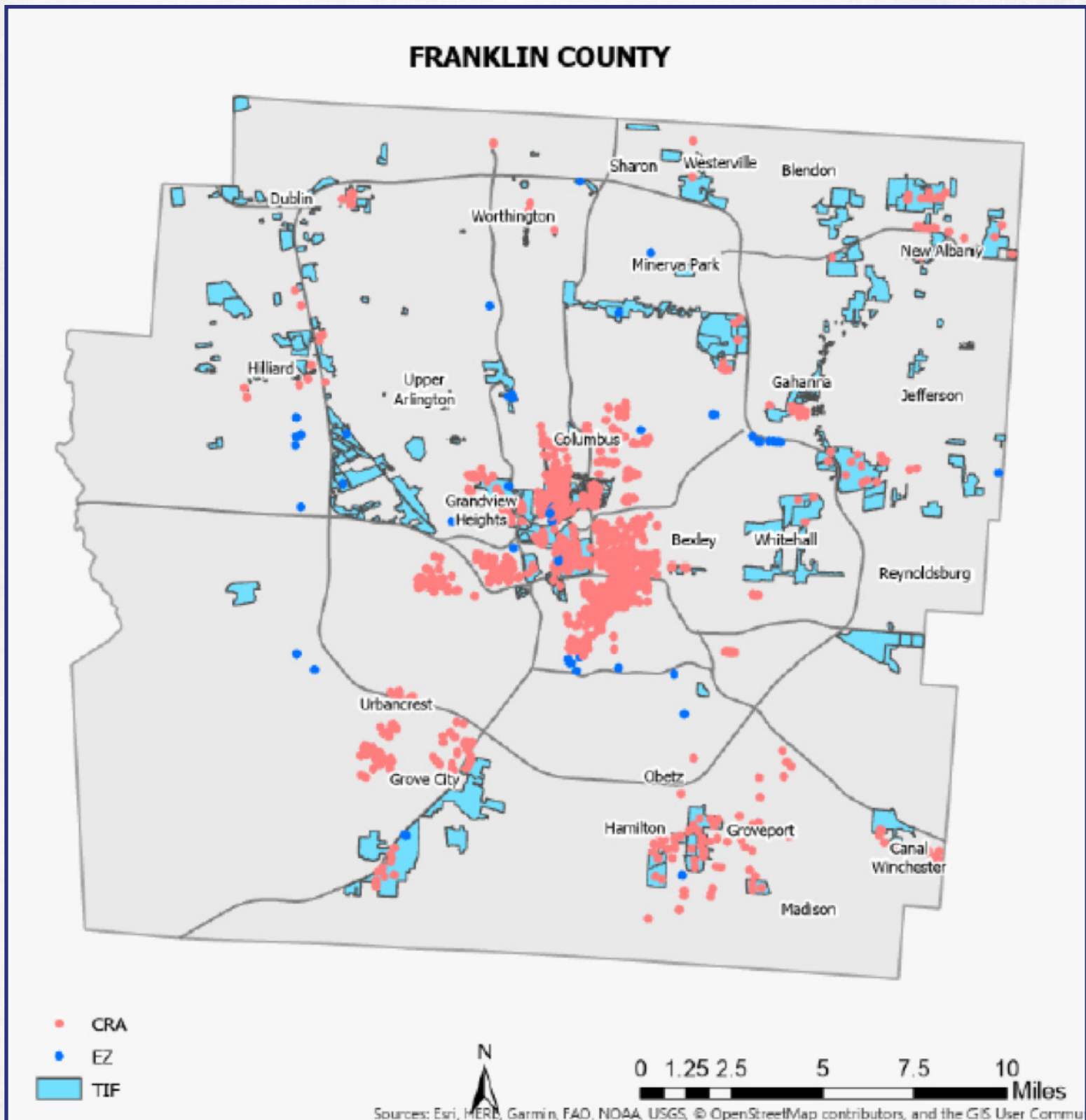
🏠 Total Diverted TIF Tax: **\$108,441,057.02**

Along with information included in this report, a new tax incentive HUB can be found at: www.franklincountyauditor.com/taxincentives where Franklin County residents can see where incentives are used and the associated costs of those tax incentives.

As part of this year's TIRC report, your Franklin County Auditor commissioned a report by economists on tax incentives that analyzed the effects of abatements on abated property owners' values, surrounding property values, and property values within the CRA area. A copy of their report can be viewed [here](#).

FRANKLIN COUNTY MAP OF TAX INCENTIVES

The map below displays all the active tax incentives that were reviewed by TIRC's in Franklin County in 2021



(POP. 1,323,807)

FRANKLIN COUNTY 2021 TIRC REPORTING

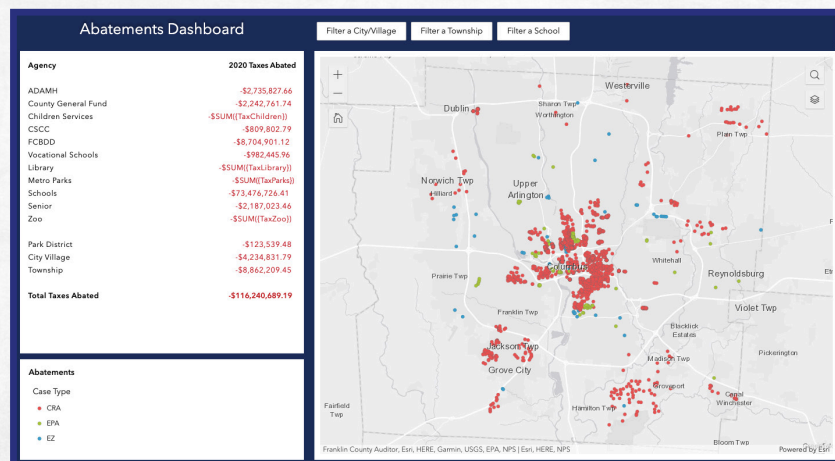
2021 ABATEMENT INFORMATION

- 🏠 Total Number of Abated Projects (many involve more than one parcel) Reviewed at the TIRC: **294**
A 9.3% decrease over last year (324)
- 🏠 Total CRA Abated Parcels (Residential Abatements are generally not reviewed by the TIRC): **3,925**
A decrease of 2.4% over last year (4021)
- 🏠 Total CRA Foregone Tax: **\$111,009,607.15**
An increase of 9.9% over last year (\$101,000,621.84)
- 🏠 Total CRA Abated Value: **\$4,254,867,300.00**
An increase of 20% over last year (\$3,524,601,100)
- 🏠 Total EZ Abated Parcels: **54**
An increase of 10% over last year (49)
- 🏠 Total EZ Foregone Tax: **\$8,286,381.19**
An increase of 17% over last year (\$7,072,639.11)
- 🏠 Total EZ Abated Value: **\$308,362,100**
An increase of 27% over last year (\$242,455,400)
- 🏠 Total Reported Number of Jobs Created or Retained: **41,391**
An increase of 15% over the last year (35,976)
- 🏠 Total Reported Payroll: **\$1,838,580,378.73**
A decrease of 1.4% over the last year (\$1,864,514,834.00)
- 🏠 Total Reported Real Estate Investment: **\$2,033,998,821.03**
A decrease of 30.5% over the last year (\$2,911,893,263.00)

2021 TAX INCREMENT FINANCING (TIF) INFORMATION

- 🏠 Total Number of TIF Projects Reviewed: **242**
An increase of 16.3% over last year 208
- 🏠 Total Number of TIF Parcels (as of December 31, 2020): **22,081**
An increase of 4.8% over last year 21,068
- 🏠 Total Tax Diverted by TIFs: **\$109,090,399**
An increase of 13.7% over last year \$95,913,880

Tax Incentive Hub at franklincountyauditor.com



INTRODUCTION

The data and information as reported in this 2021 report is provided by the individual municipalities that participated in a 2021 TIRC meeting. Franklin County Auditor's Office (FCAO) staff have aggregated the data in some instances to assist in clarity. The meeting packets for each municipality are included and contain all reports provided to the respective TIRC. Please note the impact the COVID-19 pandemic had on many abated businesses was discussed in numerous TIRC meetings.

The Ohio Revised Code requires each municipality utilizing tax incentives review the active incentives annually. The municipalities are charged with forming their TIRC each year. Statute names the County Auditor as chair of each TIRC and appoints representatives from impacted townships and school districts, as well as citizens to serve as part of this annual review.

Included in this report is a summary of the 2021 TIRC reporting as well as a review of the tax incentives and the role of the TIRC. In addition, the report contains a sample of the TIRC progress report required for submission by each municipality to the TIRC members. While the depth and size of these vary based on municipality and the complexity of the tax incentives they use, all packets have the same general format.

THE FOLLOWING IS A LIST OF WHAT YOU WILL FIND:

- 🏠 **Agenda, membership roster, minutes** from the prior meeting (if they previously had a meeting).
- 🏠 **Abatement report** — Municipalities fill these out for each abatement they have. This includes historical information (in some cases photos) and comparison of the most recent data with the terms of the agreement. This side-by-side comparison allows taxpayers to see if the terms are being met.
- 🏠 **TIF report** — Municipalities provide a report for each TIF project they have. This includes collection and expenditure of funds. Please note that a TIF project may have more than one parcel within it – for example the TIF may include all commercial parcels on a strip of road and use the funds to upgrade streetlights and sewage.
- 🏠 **Ordinance** — By ORC, the municipality's legislative body (city/village council or township trustees) must accept or amend the TIRC's recommendations. The ordinances in this report accept the 2020 TIRC recommendations. The 2021 ordinances are currently being passed.

This report seeks to promote transparency and accountability by letting Franklin County residents see how tax incentives are working in their community. By providing this information, taxpayers can see for themselves which incentives are working and whether they benefit their community.

Local municipalities and townships create and ultimately control the tax incentives in their districts. With the information provided in this report, community members will be able to discuss with neighbors and local government officials the positive and negative impacts that result, or may result in the future, from tax incentives.

COMMUNITY REINVESTMENT AREAS, ENTERPRISE ZONES, AND TIFS

While there are a variety of tax incentives and other development programs available to municipalities across Franklin County, TIRCs monitor three specific kind of programs – Community Reinvestment Areas (CRAs), Enterprise Zones (EZ) and Tax Increment Finance (TIF) projects. CRAs and EZs can be established either by counties or municipalities.

Recognizable examples of CRAs are Abercrombie & Fitch's headquarters, Easton Mall, and Edge Innovation Hub in Gahanna. Recognizable EZs are the Huntington National Bank facility on Cleveland Avenue, Orange Barrel, and Netjets. Recognizable TIFs are the Tuttle Mall TIF that was used to pay for the Tuttle Mall/I-270 highway interchange, the Easton Mall TIF that was used to pay for the Easton Mall/I-270 highway interchange, and the Bexley City Hall Urban Redevelopment TIF that was used to build a Giant Eagle on East Main Street in Bexley.

Community Reinvestment Areas (CRAs) provide real property tax exemptions to property owners who make improvements to their property. CRAs are available for residential, commercial, and industrial remodeling or new construction. The regulation for CRAs was changed dramatically in the mid-1990s. For that reason, you will see CRAs labeled Pre- and Post-1994. That tells us under what set of programming rules the abatement was created. Pre-1994 CRAs designated specific geographic regions for eligibility. For example, a Pre-1994 CRA might designate all the parcels in a historic downtown area as eligible and be used to maintain local businesses and the historic characteristics of that specific geographic area. By contrast, Post-1994 CRAs designate specific projects for eligibility and might be geared toward encouraging a specific corporate headquarters to come to your area regardless of the exact geographic location in your community. These Post-1994 CRAs have specific agreements for each project. The agreements contain terms such as what percentage of tax is abated, the number of years the abatement lasts, requirements for job creation or retention, total payroll dollars, and total real estate investment.

Although the law was changed in 1994, pre-1994 CRA zones still exist because the zones created can exist indefinitely. The clock for the CRA does not start until an abated project begins. The abatements are time-limited, but the zones themselves can exist indefinitely. While these zones still exist, no new pre-1994 CRA zones may be established. Because pre-1994 CRAs do not have agreement benchmarks to attain, they turn in a simple report on these abatements.

Post-1994 CRAs are more flexible in terms of geographic location and amount of tax abated, but have stricter project requirements. For example, a property tax abatement for residential remodeling must be 100 percent for a pre-1994 CRA, but can be any percentage up to 100 percent for a post-1994 CRA. However, Post-1994 CRAs must have an agreement that includes details on promised real estate investment (construction or remodeling investment), new or retained jobs, and estimated payroll. In addition, if the abatement is over 50 percent, the local school board must also approve the agreement.

The Enterprise Zone (EZ) program offers companies property tax exemption on new real property. Exemptions are granted only for commercial and industrial properties; residential properties are not eligible. EZs can either be established as distressed-based zones or non-distressed-based zones. They can be designated either by a city or by a county. Once a zone is certified, a municipality or county can enter agreements with qualifying enterprises for incentives tied to investment and hiring.

Finally, the TIRC also reviews TIF projects. A TIF project designates a parcel or multiple parcels as within a project. They are established by legislation from the appropriate local government. TIFs are different than an abatement because they do not change the total amount of money owed for property taxes. A TIF instead changes how that money is distributed once it is collected. A common example of this would be utilizing a TIF for infrastructure improvements. A community may want to improve sidewalks and streetlights, so they make upgrades by taking out a loan. Then, for each year of the TIF, a certain portion of their collected real estate taxes will be earmarked toward paying off the loan. While it does not impact the bill an individual property owner pays, the redistribution does impact the amount of funding received by property tax-dependent organizations like schools, libraries, or senior citizen levies.

Additional information about these and other tax incentive programs, as well as historical data, can be found on the tax incentive hub at: franklin-county-tax-incentives-fca.hub.arcgis.com/

REVIEW OF TAX INCENTIVES AND THE ROLE OF THE TIRC

Per Ohio Revised Code, municipalities must provide the TIRC “any information necessary to perform its review.” Each year the TIRC reviews the prior tax year’s incentive data for each project. This data is collected and compiled by the municipality and provided to the members of the TIRC.

For abatements, the data provided shows whether the entity receiving the tax abatement is complying with the terms of the agreement. Simply put, is the company receiving the tax break doing what they said they were going to do? Have they hired the employees they said they would? Have they created as much payroll as they agreed? Have they invested in construction in the way they promised? The TIRC receives information on number of jobs created or retained, total payroll, real estate investment (new structures or upgrades), and construction payroll.

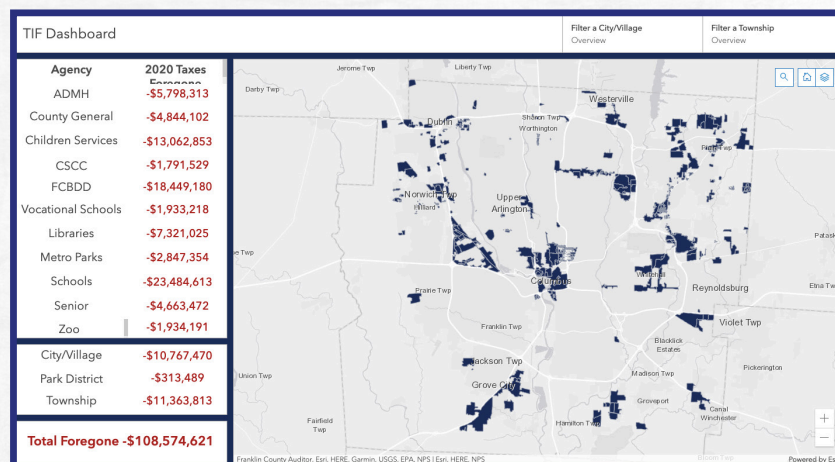
After reviewing this information, a recommendation is made to find the agreement either in compliance or not in compliance. If the terms of the agreement are substantially being met, the members of the TIRC will vote to find the agreement in compliance.

Sometimes, the terms of agreement are not being met and, in such cases, the TIRC would recommend finding the agreement not in compliance. When a motion for non-compliance is made, it contains a recommended next step for the municipality. Those next steps vary based on the specific situation. If this is the first time there has been a problem or if the business is close to meeting the terms of the agreement, the recommendation might be to reach out and see what assistance can be provided to help the project meet the original goals. If the project is consistently off target, the TIRC might recommend modification of the original agreement. For example, if a property is 100% abated but regularly only meets 75% of the terms of the agreement, the recommendation might be to change the tax abatement from 100% to 75% and make the goals 75% of the original agreement, thus in line with what is actually happening with the project. Finally, in extreme cases, the TIRC may recommend the municipality cancel the abatement altogether.

Once the TIRC makes recommendations, they are presented to the municipality’s legislative body for acceptance, rejection, or modification. The legislative body must vote on the TIRC’s recommendations within 60 days of that municipality’s TIRC meeting. The Auditor’s office tracks the passage of the resolutions as well as any required follow-up by the municipality in regard to the previous year’s TIRC recommendations. Those results are then discussed with other members during the next TIRC meeting.

As the chair of every TIRC in Franklin County, the Auditor is able to see how incentives are being used across our communities and collects important information on the performance of these programs. To further the goal of transparency in government, the office has compiled the performance data that was collected from the most recent TIRC meetings.

Tax Incentive Hub at franklincountyauditor.com



KEY FEATURES OF 2021 FRANKLIN COUNTY TAX INCENTIVES/ECONOMIC & FISCAL IMPACT OF 2021 TIRC

It is hard if not impossible to discern whether an economic development project would have occurred but for the provided incentive. When large business developments are taking place, many other factors besides taxes, such as workforce needs, availability of resources, and connections to the community, are also part of the decision-making process. While TIRCs cannot answer the question of whether incentives were required to create these developments, this process does show us the impact incentives have on our communities.

For example, many of the large well-known projects in the county are utilizing tax incentives. Citizens see them every single day throughout Franklin County. These programs are in our communities in a real way and working in ways broader than just adding or upgrading buildings.

Based on the information provided by each municipality, we are able to calculate the total forgone property tax from abatements and the total jobs created and retained, as well as payroll associated with these projects. In total 4,152 parcels (out of 439,858 parcels) in Franklin County received a tax abatement. These abatements equaled more than \$122 million in foregone tax. These abatements also created or retained almost 41,000 jobs and created more than \$1.8 billion in payroll, and more than \$2 billion in real estate investment. These abatements are responsible for more than just property taxes lost. They have contributed to increased income taxes based on retained or created payroll and increased sales tax from construction materials needed for real estate investment. Multiple projects in the county have also become destinations, thus drawing in additional visitors to the region in a way that is difficult to directly calculate but still provides an economic benefit to our communities. Benefits are not solely limited to quantifiable economic development. Tax incentives are also being used to create more low-income senior living in Hilliard and parking for heavily trafficked areas like the Short North in Columbus, to name a few examples.

To provide a better understanding of the impacts of tax incentives on our community, the Franklin County Auditor's office collaborated with Dr. Mark Partridge and Nick Messenger, economists from the Ohio State University, to analyze different aspects of the impacts of tax incentives in our community. Parts of this report do not use 2020 data because of the effects of the pandemic, which has caused the data to be abnormal. Their full report can be found [here](#).

The main findings of the economists' report found "(statistically significant) positive effects for parcel owners receiving a CRA abatement, slightly smaller (positive and significant) spillover effects for parcels within 100 meters of abated parcels, and smaller and smaller and significant effects for a parcel simply being within a CRA." In this study, statistical significance means there is a 90 percent or more chance that the results are non-random. You may find more information on statistical significance at: (<https://hbr.org/2016/02/a-refresher-on-statistical-significance>). This means that CRAs and their abatements not only positively impacted the property value of those that received them, but also those properties that are near an abated property, and even those properties that were not near an abated property but were within the CRA area. Further, the economists found that "We estimate that these effects have generated approximately \$503 million in gained value for property owners." That said, the economists estimated that "this total \$503 million in property value gain for landowners costs Franklin County taxpayers on average \$1.204 billion in total forgone tax revenue, in present discounted value terms, over the 13.9-year length of the average CRA abatement."

Another analysis provided in the report is how abatements affect school funding. The economists found that "Our results suggest that increases in abated taxes within school districts reduce school district instructional expenditure by a small amount with statistical significance." The economists are pointing out that on a per-student basis, abatements do have a small negative impact on funding spent by schools. Further, in regard to abatements' effects on school funding, the economists found that "Increases in abated taxes within school districts are also significantly and positively associated with increases in real millage rates within school districts." In this instance, the economists are pointing out that abatements in a school district make it more likely that that school district will increase school levies. A key piece of context is that most of these projects that require the approval of a school board receive that approval. Further, the school boards can and do send representatives to the TIRC meetings who serve as voting members of the TIRC.

The final point the economists addressed was how TIFs affected business creation. The economists found "no significant effect for a municipality changing the number of TIF agreements (as a percentage of their total parcels) on the number of new business start-ups in their community, indicating that at least in terms of start-ups, TIFs are not meeting this expected benefit." The economists are pointing out that they did not find TIFs caused an area to have more businesses created. Often reports like this are designed to be a tool to either promote or disparage the use of tax incentives. That is not our goal. It is our hope that the publication of this data helps citizens better understand both the costs and benefits of tax incentives. Residents can then use this improved understanding to engage with their elected officials to advocate for the needs of their communities.

TIRC REPORTS BY MUNICIPALITY

City of Bexley (POP. 13,928)

Total Abatements by Type

- 🏠 CRAs — **90** parcels (1 Commercial)
 - 🏠 **\$4,510,000** in Total Appraised Value
\$1,953,400 of that Abated
 - 🏠 **\$59,762.83** Estimated Foregone Tax this year
 - 🏠 Total Foregone Tax Total (including Residential): **-\$268,003.80**

Total Reported Jobs Created/Retained — **120**

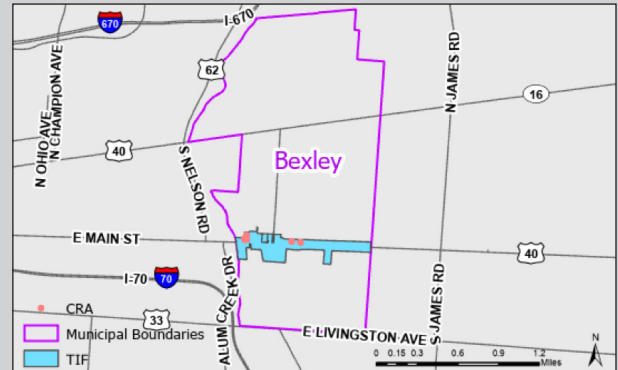
Total Reported Payroll — **\$7,383,220**

Total Reported Real Estate investment — **\$30,272,576**

Total TIF Projects — **2**

🏠 Total Diverted TIF Tax: **\$436,781**

2021 TIRC Meeting Packet

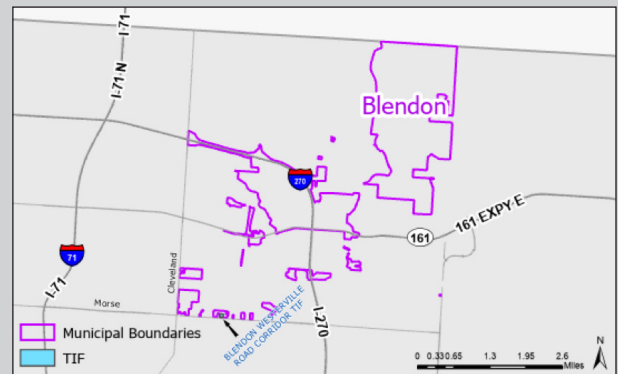


Blendon Township (POP. 8,142)

Total TIF Project — **1**

🏠 Total Diverted TIF Tax: **\$18,117**

2021 TIRC Meeting Packet



City of Canal Winchester (POP. 9,107)

Total Abatements by Type

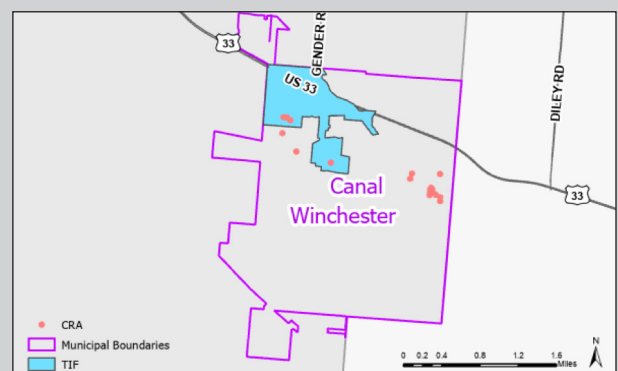
- 🏠 Pre-1994 CRAs — **18**
 - 🏠 **\$38,390,200** in Total Appraised Value
\$28,325,600 of that Abated
 - 🏠 **\$831,806.02** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **734**

Total TIF Projects — **2**

🏠 Total Diverted TIF Tax: **\$562,868**

2021 TIRC Meeting Packet



TIRC REPORTS BY MUNICIPALITY

City of Columbus (POP. 905,748)

Total Abatements by Type

🏠 CRAs — 6 EZs — 43

🏠 **\$809,680,300** in Total Appraised Value
\$456,286,900 of that Abated

🏠 **\$12,560,491.91** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **14,065**

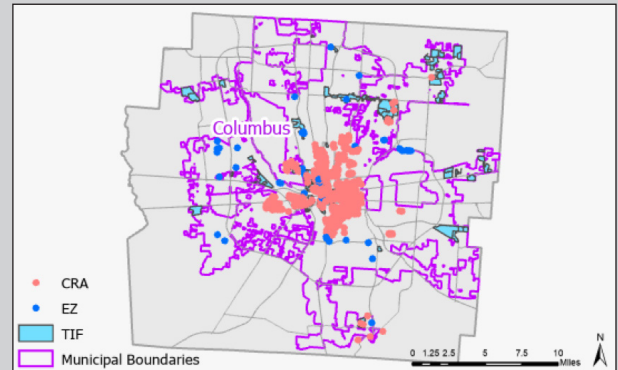
Total Reported Payroll — **\$857,380,408.98**

Total Reported Real Estate investment —
\$778,702,371.69

Total TIF Projects — **96**

🏠 Total Diverted TIF Tax: **\$43,093,450**

2021 TIRC Meeting Packet



City of Dublin (POP. 49,328)

Total Abatements by Type

🏠 CRAs — 1

🏠 **\$104,976,500** in Total Appraised Value
\$97,536,200 of that Abated

🏠 **\$2,772,497.12** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **815**

Total Reported Payroll — **\$8,405,000**

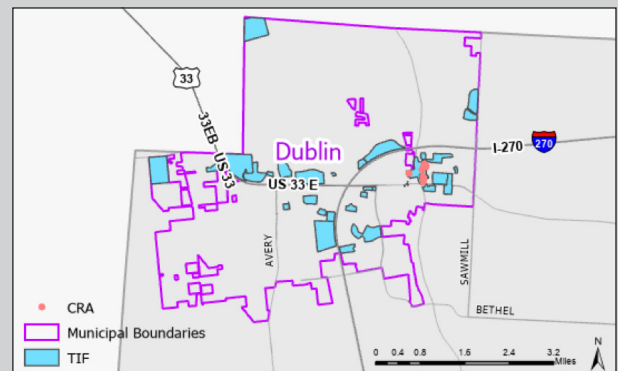
Total Reported Real Estate investment — **\$74,420,000**

Total TIF Projects — **2**

🏠 Total Diverted TIF Tax: **\$12,702,507.02**

2021 TIRC Meeting Packet

Video Recording of 2020 TIRC Meeting



TIRC REPORTS BY MUNICIPALITY

City of Gahanna (POP. 35,726)

Total Abatements by Type

- 🏠 Pre-1994 CRAs — 8 CRAs — 10
- 🏠 **\$52,910,200** in Total Appraised Value
\$28,898,400 of that Abated
- 🏠 **\$947,586.18** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **1,025**

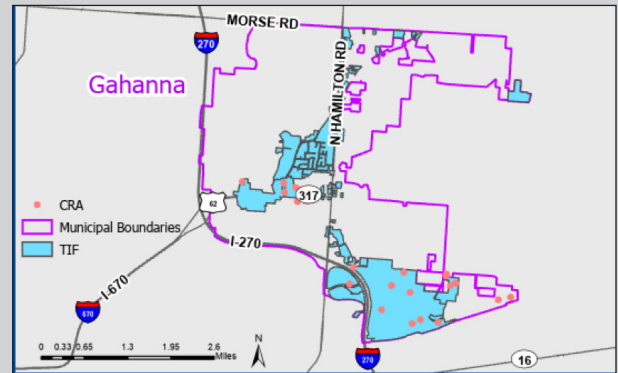
Total Reported Payroll — **\$37,957,699**

Total Reported Real Estate investment — **\$39,005,932**

Total TIF Projects — **10**

🏠 Total Diverted TIF Tax: **\$3,290,257**

2021 TIRC Meeting Packet



City of Grandview Heights (POP. 8,085)

Total Abatements by Type

- 🏠 CRAs — 3
- 🏠 **\$352,841,200** in Total Appraised Value
\$118,482,100 of that Abated
- 🏠 **\$3,571,750.34** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **4,789**

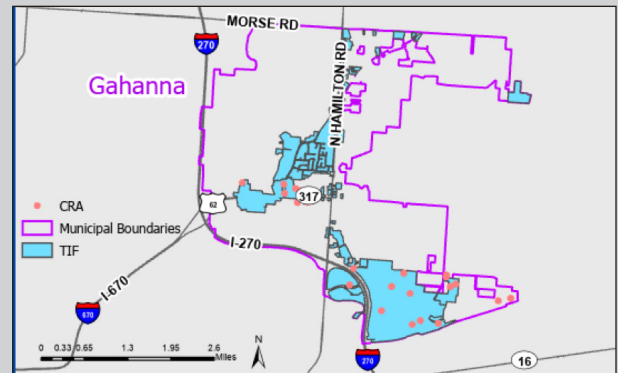
Total Reported Payroll — **\$357,128,889**

Total Reported Real Estate investment — **\$296,173,822**

Total TIF Projects — **2**

🏠 Total Diverted TIF Tax: **\$9,415,936**

2021 TIRC Meeting Packet



City of Grove City (POP. 41,252)

Total Abatements by Type

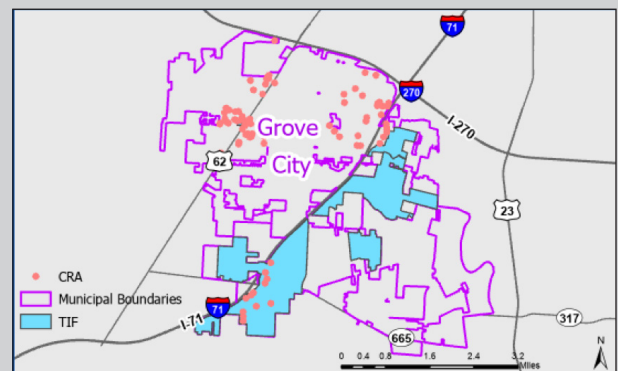
- 🏠 Pre-1994 CRAs — 92
- 🏠 **\$260,884,200** in Total Appraised Value
\$179,257,000 of that Abated
- 🏠 **\$831,806.02** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **5,044**

Total TIF Projects — **5**

🏠 Total Diverted TIF Tax: **\$10,025,443**

2021 TIRC Meeting Packet



TIRC REPORTS BY MUNICIPALITY

Grove City (Franklin County Economic Development) (POP. 41,252)

Total Abatements by Type

🏠 EZs — 1

🏠 **\$10,754,700** in Total Appraised Value
\$7,512,800 of that Abated

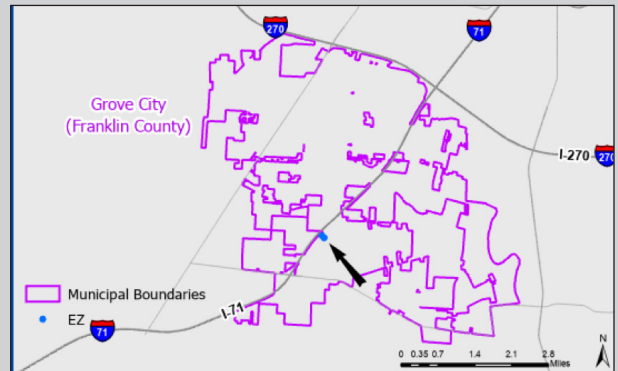
🏠 **\$226,577.89** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **77**

Total Reported Payroll — **\$5,334,119**

Total Reported Real Estate investment — **\$12,300,000**

2021 TIRC Meeting Packet



City of Groveport (POP. 6,009)

Total Abatements by Type

🏠 Pre-1994 CRAs — **35**

🏠 **\$582,788,900** in Total Appraised Value
\$457,277,100 of that Abated

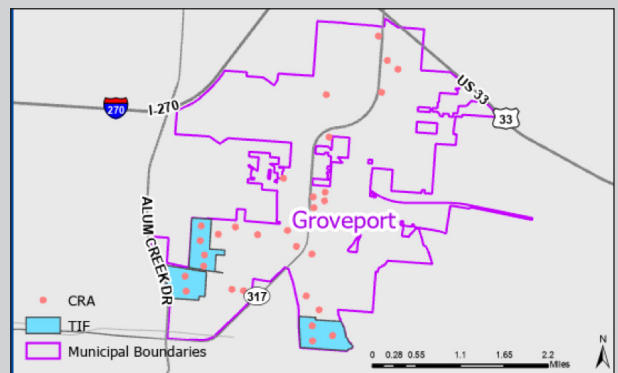
🏠 **\$12,816,094.95** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **5,000**

Total TIF Projects — **3**

🏠 Total Diverted TIF Tax: **\$257,612**

2021 TIRC Meeting Packet



Hamilton Township (Franklin County Economic Development) (POP. 4,225)

Total Abatements by Type

🏠 CRAs — 4

🏠 **\$98,805,500** in Total Appraised Value
\$88,929,200 of that Abated

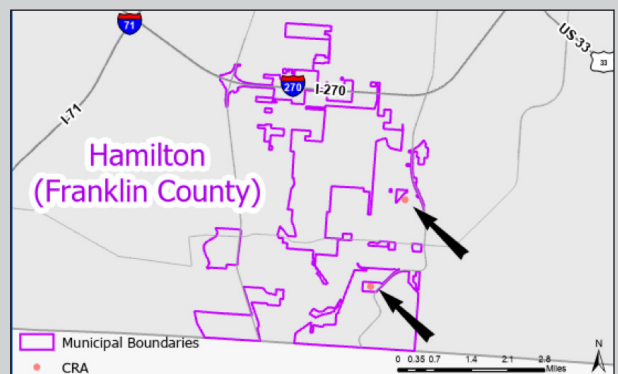
🏠 **\$2,674,183.55** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **828**

Total Reported Payroll — **\$15,614,420**

Total Reported Real Estate investment — **\$38,000,000**

2021 TIRC Meeting Packet



TIRC REPORTS BY MUNICIPALITY

City of Hilliard (POP. 37,114)

Total Abatements by Type

🏠 CRAs — 12

🏠 \$249,309,200 in Total Appraised Value
\$200,149,400 of that Abated

🏠 \$6,341,779.02 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — 898

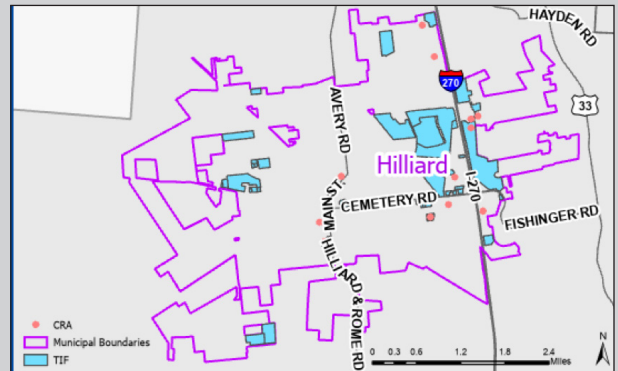
Total Reported Payroll — \$91,160,588

Total Reported Real Estate investment — \$142,981,343

Total TIF Projects — 43

🏠 Total Diverted TIF Tax: \$10,208,750

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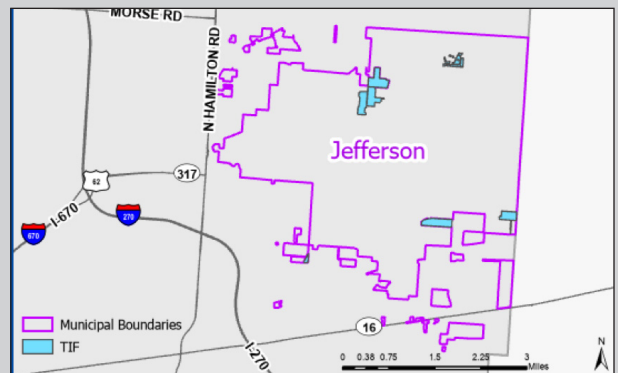


Jefferson Township (POP. 13,601)

Total TIF Project — 1

🏠 Total Diverted TIF Tax: \$1,615,968

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Jefferson Township (Franklin County Economic Development) (POP. 13,601)

Total Abatements by Type

🏠 CRAs — 1

🏠 \$11,000,000 in Total Appraised Value
\$2,679,500 of that Abated

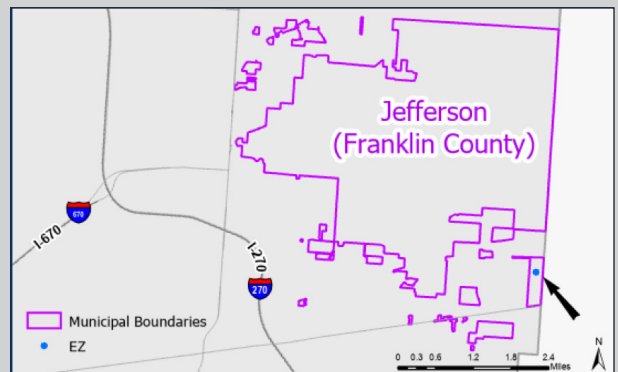
🏠 \$76,010 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — 349

Total Reported Payroll — \$20,516,517

Total Reported Real Estate investment — \$6,490,000

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TIRC REPORTS BY MUNICIPALITY

Madison Township (Franklin County Economic Development) (POP. 11,099)

Total Abatements by Type

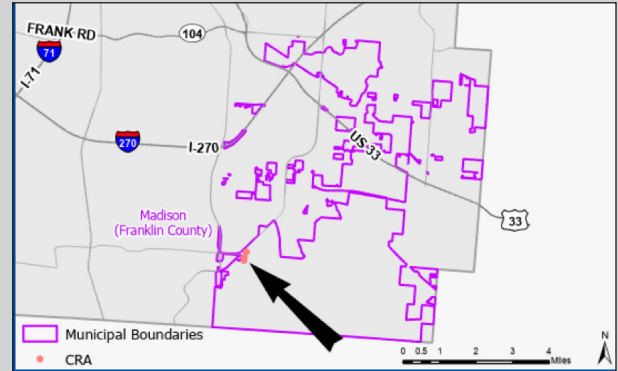
🏠 CRAs — 2

🏠 \$4,986,900 in Total Appraised Value
\$3,412,500 of that Abated

🏠 \$93,788.98 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — 56

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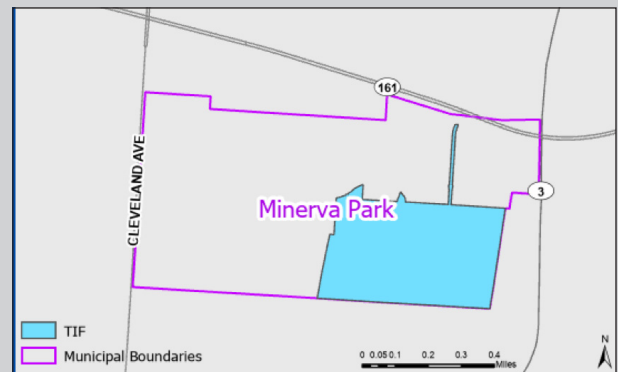


Village of Minerva Park (POP. 2,009)

Total TIF Projects — 1

🏠 Total Diverted TIF Tax: \$556,447

2021 TIRC Meeting Packet



City of New Albany (POP. 10,825)

Total Abatements by Type

🏠 CRAs — 18

🏠 \$472,717,300 in Total Appraised Value
\$281,608,900 of that Abated

🏠 \$8,446,676.45 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — 3,839
(estimate due to unique way agreements are structured)

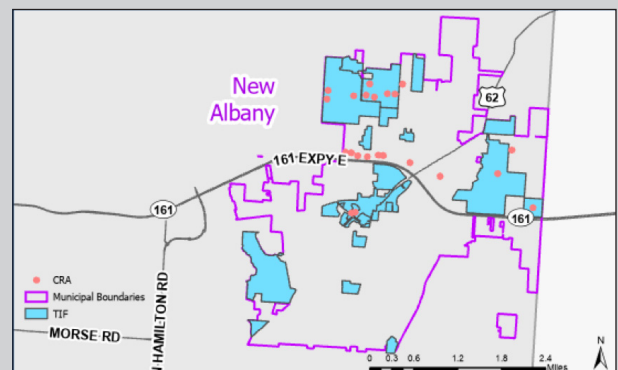
Total Reported Payroll — \$299,796,087
(estimate due to unique way agreements are structured)

Total Reported Real Estate investment — \$408,000,298

Total TIF Projects — 24

🏠 Total Diverted TIF Tax: \$8,670,613

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TIRC REPORTS BY MUNICIPALITY

Village of Obetz (POP. 5,489)

Total Abatements by Type

🏠 CRAs — 13

🏠 **\$430,848,700** in Total Appraised Value
\$388,876,400 of that Abated

🏠 **\$10,069,951.96** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **2,478**

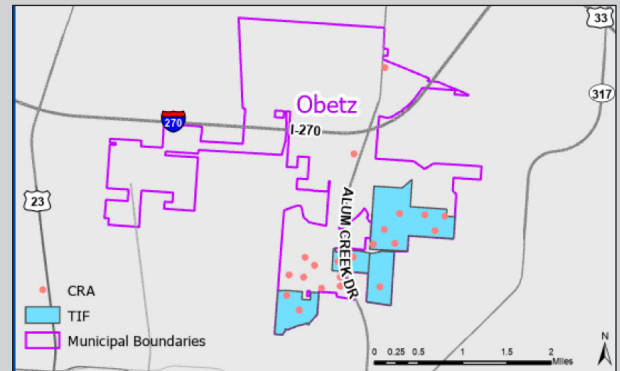
Total Reported Payroll — **\$86,855,086.42**

Total Reported Real Estate investment — **\$269,688,900**

Total TIF Projects — **3**

🏠 Total Diverted TIF Tax: **\$506,656**

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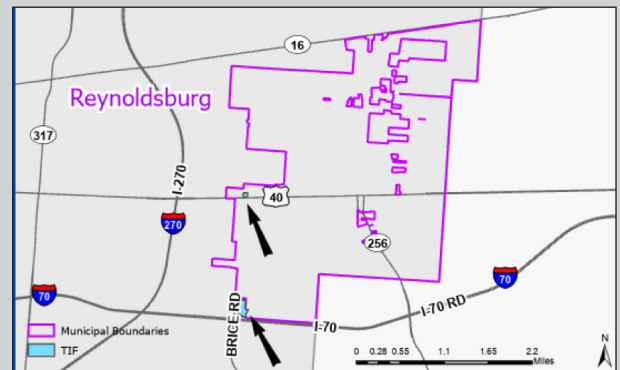


City of Reynoldsburg (POP. 41,076)

Total TIF Projects — 2

🏠 Total Diverted TIF Tax: **\$221,139**

2021 TIRC Meeting Packet



Sharon Township (Franklin County Economic Development) (POP. 1,794)

Total Abatements by Type

🏠 CRAs — 1

🏠 **\$10,817,100** in Total Appraised Value
\$5,760,000 of that Abated

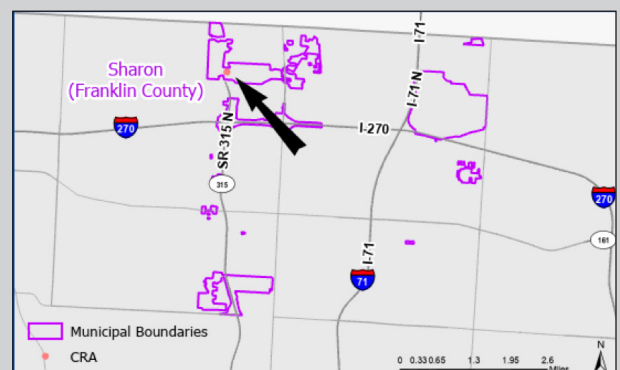
🏠 **\$236,411.96** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **31**

Total Reported Payroll — **\$375,572**

Total Reported Real Estate investment — **\$17,068,729**

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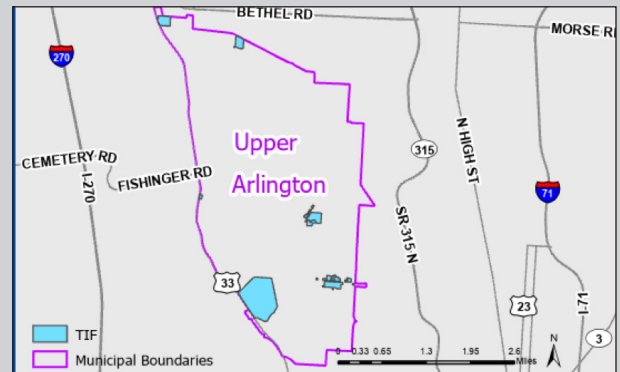
TIRC REPORTS BY MUNICIPALITY

City of Upper Arlington (POP. 36,800)

Total TIF Projects — 11

🏠 Total Diverted TIF Tax: **\$3,057,047**

2021 TIRC Meeting Packet



Village of Urbancrest (POP. 1,031)

Total Abatements by Type

🏠 CRAs — 10

🏠 **\$57,015,600** in Total Appraised Value
\$46,381,100 of that Abated

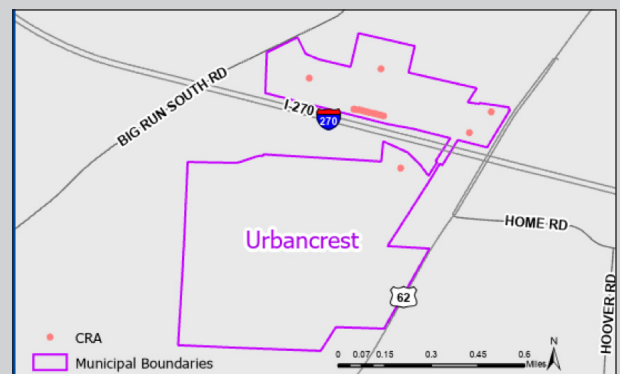
🏠 **\$1,351,729.52** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **833**

Total Reported Payroll — **\$29,816,862.33**

Total Reported Real Estate investment — **\$20,200,000**

2021 TIRC Meeting Packet



City of Westerville (POP. 39,190)

Total Abatements by Type

🏠 CRAs — 2

🏠 **\$3,834,700** in Total Appraised Value
\$3,154,200 of that Abated

🏠 **\$99,920.42** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **15**

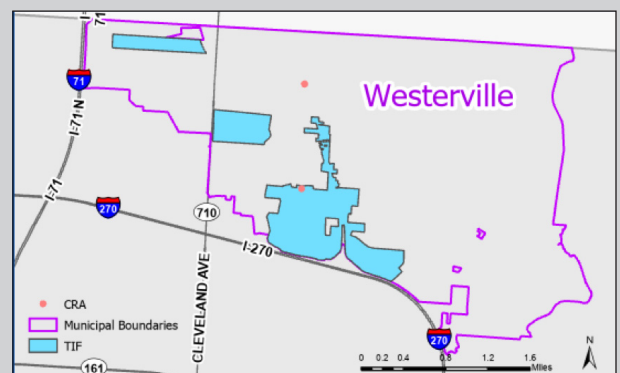
Total Reported Payroll — **\$945,118**

Total Reported Real Estate investment — **\$4,850,000**

Total TIF Projects — 3

🏠 Total Diverted TIF Tax: **\$1,559,676**

2021 TIRC Meeting Packet



TIRC REPORTS BY MUNICIPALITY

City of Whitehall (POP. 20, 127)

Total Abatements by Type

🏠 CRAs — 3

🏠 **\$35,525,900** in Total Appraised Value
\$28,023,300 of that Abated

🏠 **\$758,602.35** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **354**

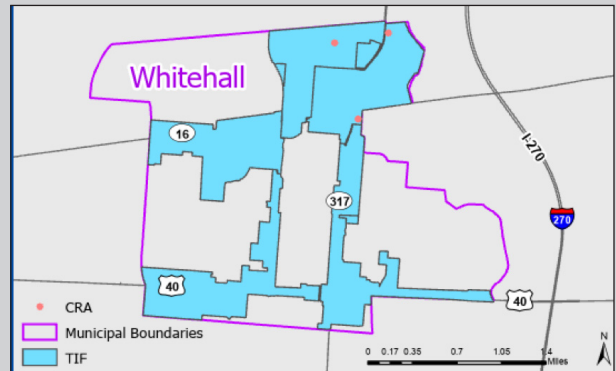
Total Reported Payroll — **\$16,832,989**

Total Reported Real Estate investment — **\$33,821,111**

Total TIF Projects — **24**

🏠 Total Diverted TIF Tax: **\$1,324,892**

2021 TIRC Meeting Packet



City of Worthington (POP. 14,786)

Total Abatements by Type

🏠 CRAs — 2

🏠 **\$4,983,500** in Total Appraised Value
\$1,628,300 of that Abated

🏠 **\$56,924.52** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **41**

Total Reported Payroll — **\$3,077,803**

Total Reported Real Estate investment — **\$4,862,100**

Total TIF Projects — **7**

🏠 Total Diverted TIF Tax: **\$916,898**

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