

2022

TAX INCENTIVE REVIEW COUNCIL (TIRC) ANNUAL REPORT



To learn more about tax
incentives, scan here



(614) 525-HOME (4663)



AuditorStinziano@franklincountyohio.gov



www.franklincountyauditor.com



LETTER FROM MICHAEL

The use of tax incentives is a perennial hot topic, one that generates many inquiries to the Auditor's Office. Ohio law makes it the responsibility of county auditors to administer tax incentives that have been created by municipalities, and it also makes county Auditors the chair of Tax Incentive Review Councils (TIRC), which review those incentives.

As part of a goal to promote transparency and accountability toward tax incentives, I am proud to present the third annual publication of the TIRC report, a comprehensive summary of every tax incentive in use in Franklin County, derived from TIRC meetings that were held across the county in 2022.

The report ensures each incentive and its ongoing status is transparent and is providing the benefits promised to our community, and if not, why.

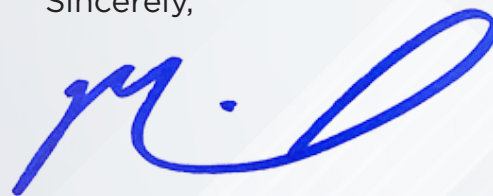
As TIRC chair, I, along with fellow TIRC board members, hold meetings in every municipality that has tax incentives given to businesses and communities.

Throughout the review process, the TIRCs ensure that the promises made are being kept and the terms of the tax incentives are being satisfied, not to express opinions on the original creation of the tax incentive. While the TIRC doesn't determine if the incentive should have been created, it does bring accountability to the use of incentives by ensuring promises made are promises kept.

In addition to the release of this report with all 2022 TIRC meeting data, your Franklin County Auditor's Office has updated our award-winning Tax Incentive HUB, which includes an intuitive, interactive map that enables you to see where incentives are used in the county and details about each incentives. You can view the HUB at www.franklincountyauditor.com/taxincentives.

It is my hope that this report, coupled with the HUB, will provide insight about the various tax incentives in use in your community and throughout the county. The ongoing objective of the Franklin County Auditor's Office is to proactively address issues in our community and inform the community about the work and analysis of the office. Never hesitate to contact me with feedback or any questions about this report.

Sincerely,



Michael Stinziano
Franklin County Auditor

 (614) 525-HOME (4663)

 AuditorStinziano@franklincountyohio.gov

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KEY FACTS ABOUT THE 2022 TIRC MEETINGS IN FRANKLIN COUNTY:

- 🏠 Total Number of Abated Projects Reviewed by the TIRC: **196**
- 🏠 Total Number of TIF Projects Reviewed by the TIRC: **269**
- 🏠 Total Reported Number of Jobs Created or Retained: **31,968**
- 🏠 Total Reported Payroll: **\$2,267,737,977**
- 🏠 Total Reported Real Estate Investment: **\$7,251,412,908**
- 🏠 Total Foregone Tax: **\$51,071,377**
- 🏠 Total Diverted TIF Tax: **\$113,758,693**

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 increased property value, new investment, new employment and/or payroll, or other economic development or community benefit. The 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 2022, 25 municipalities and townships throughout Franklin County had active tax incentives that required review. In addition, the review consisted of 409 abated or Tax Increment Financing (TIF) projects. For tax year 2021, there were a total of 4,526 CRA and EZ abated parcels in the county, with

12 EZ and CRA parcels returning to taxable status and eight parcels becoming CRA and EZ abated.

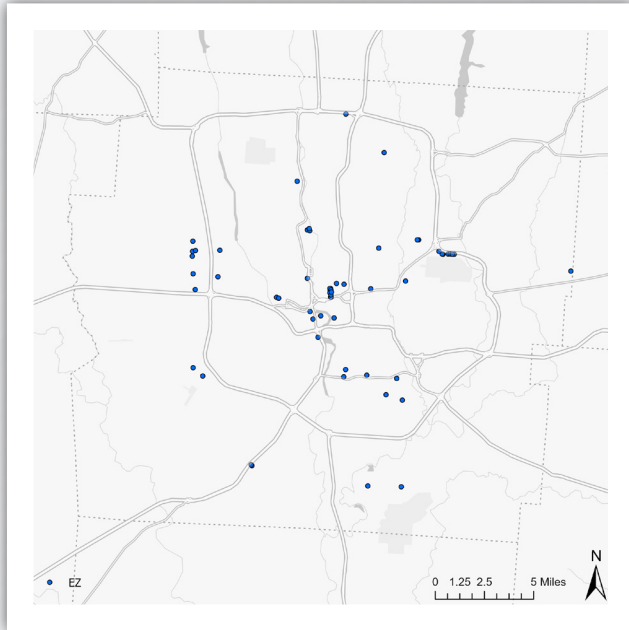
This 2022 TIRC report is a compilation of the incentives that exist throughout the county and the data used to evaluate each existing incentive.

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

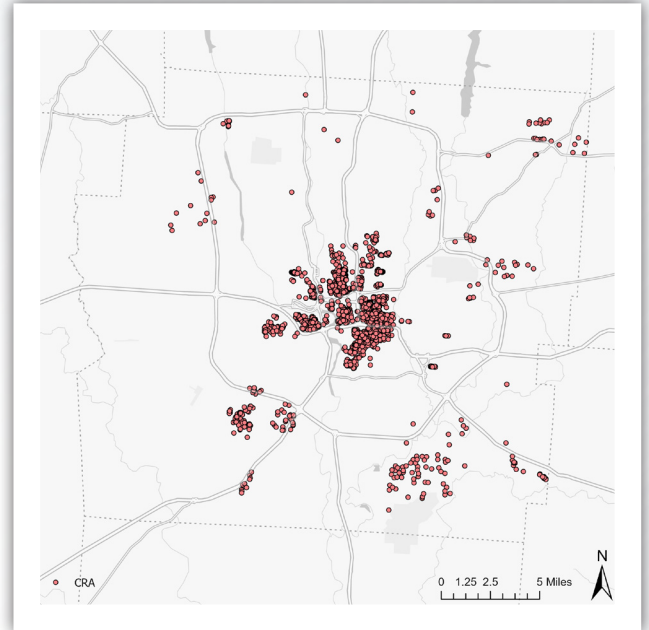
As part of this year's TIRC report, your Franklin County Auditor commissioned a report by economists on tax incentives that analyzed the effects of abatements on abated property owners' values, surrounding property values, and property values within the TIFs area. A copy of the report can be viewed [here](#).

FRANKLIN COUNTY MAP OF TAX INCENTIVES

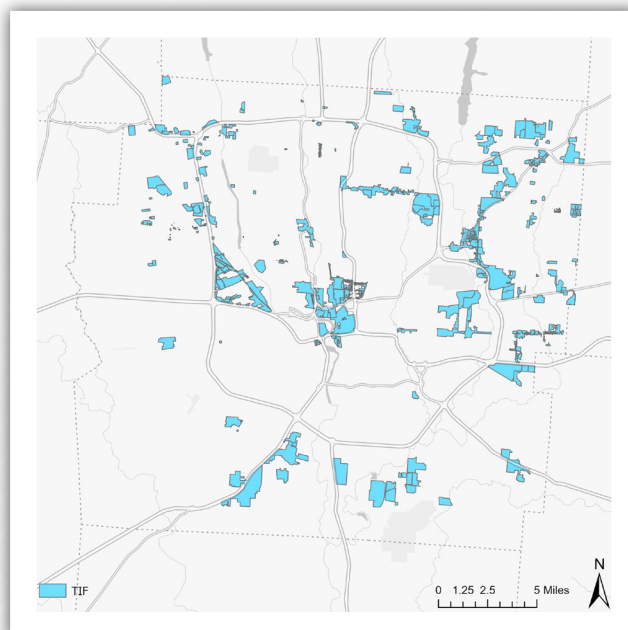
THE MAPS BELOW DISPLAY ALL THE ACTIVE TAX INCENTIVES THAT WERE REVIEWED BY TIRCS IN FRANKLIN COUNTY IN 2022 (GIS)



Total Enterprise Zones: **61**













Total Community Reinvestment Areas: **4,037**



Total Tax Incentive Financings: **269**


FRANKLIN COUNTY 2022 TIRC REPORTING

2022 ABATEMENT INFORMATION

-  Total Number of Abated Projects: **196***
↓ A 33.3% decrease over last year (294)
-  Total CRA Abated Parcels: **4,037**
↑ An increase of 2.9% over last year (3,925)
-  Total CRA Foregone Tax: **\$51,071,377**
↓ A decrease of 54.0% over last year (\$111,009,607)
-  Total CRA Abated Value: **\$6,291,583,500**
↑ An increase of 47.9% over last year (\$4,254,867,300)
-  Total EZ Abated Parcels: **61**
↑ An increase of 13.0% over last year (54)
-  Total EZ Foregone Tax: **\$8,400,264**
↑ An increase of 1.4% over last year (\$8,286,381)
-  Total EZ Abated Value: **\$450,843,400**
↑ An increase of 46.2% over last year (\$308,362,100)
-  Total Reported Number of Jobs Created or Retained: **31,968**
↓ A decrease of 22.8% over last year (41,391)
-  Total Reported Payroll: **\$2,267,737,977**
↑ An increase of 23.3% over last year (\$1,838,580,378)
-  Total Reported Real Estate Investment: **\$7,251,412,908**
↑ An increase of 256.5% over last year (\$2,033,998,821)

**This does not include EPA abatements mandated by the state.*

2022 TAX INCREMENT FINANCING (TIF) INFORMATION

-  Total Number of TIF Projects Reviewed: **269**
↑ An increase of 11.2% over last year (242)
-  Total Number of TIF Parcels (as of Dec 31, 2021): **24,130**
↑ An increase of 9.3% over last year (22,081)
-  Total Tax Diverted by TIFs: **\$113,758,693**
↑ An increase of 4.3% over last year (\$109,090,399)

INTRODUCTION

The data and information as reported in this 2022 report is provided by the individual municipalities that participated in a 2022 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 that 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 to 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 2022 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.

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.

BELOW IS A LIST OF WHAT YOU WILL FIND:

- ✓ **Administrative documents** — 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 2021 TIRC recommendations. The 2022 ordinances are currently being passed.

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.



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-'90s. 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

COMMUNITY REINVESTMENT AREAS, ENTERPRISE ZONES, AND TIFS

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 exemptions 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 or 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/

Recognizable examples of CRAs are:

- Dublin's Bridge Park,
- Abercrombie and 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.

KEY FEATURES OF 2022 FRANKLIN COUNTY TAX INCENTIVES/ECONOMIC & FISCAL IMPACT OF 2022 TIRC

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 those impacts. Their full report can be found [here](#).

The economists' 2022 report focused on TIFs and their effectiveness for the community. Their analysis found that TIFs are used much more in Franklin County than in almost any other county in the state. "Franklin County is among the top-four Ohio counties that extensively employ TIFs. The other three are Hamilton, Butler, and Union Counties. Other Ohio counties do not employ TIFs nearly as much as these four counties."

They concluded that TIFs do have an effect on home values – if the home is within a couple blocks of the TIF area. "Our empirical results show that home values are lifted almost 9% on average if they are within 250 meters of a TIF district. There is no clear statistical pattern after 250 meters." The economists also found that there is little evidence that TIFs are raising property tax revenue overall. "These gains in nearby property values produce more property tax revenue, but the result far from offsets the direct forgone tax revenue of the TIFs themselves. This supports the idea that TIFs have been a net tax-revenue loss for county agencies reliant on property-tax financing."

Because of that net tax revenue loss, the economists found jurisdictions had to find

other ways to raise tax revenues. "The results suggest that county agencies and other Franklin County jurisdictions have relied on differing approaches to maintain public services to offset lost property taxes. First is Central Ohio's rapid increase in local housing values and the resulting increase in property tax revenues, which offset some of the losses from foregone revenue to TIF agreements. Second, Franklin County jurisdictions have raised property tax rates at about twice the rate as the Ohio average since 2003. In 2020 Franklin County residential property tax rates averaged 120.54 mills compared to 98.13 mills for neighboring Delaware County and the state average of 95.43 mills."

Still, the economists found "(i)t can be difficult to compare across counties in only dollars or per-capita terms because they may also have significantly different commercial and industrial tax bases."

Often reports like this are designed to be a tool to either promote or discourage 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 elected officials to advocate for the needs of their communities.

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,

KEY FEATURES OF 2022 FRANKLIN COUNTY TAX INCENTIVES/ECONOMIC & FISCAL IMPACT OF 2022 TIRC

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 were completed 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 as well as the total jobs created and retained, and payroll associated with these projects. In total, 4,098 parcels (out of 439,858 parcels) in Franklin County received a tax abatement. These abatements equaled more than

\$140 million in foregone tax. These abatements also created or retained almost 32,000 jobs and created more than \$2.2 billion in payroll and more than \$7 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 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 affordable housing throughout Franklin County and additional parking for heavily trafficked areas like the Short North in Columbus, to name a couple of examples.

As shown in this 2022 TIRC report to the community, tax incentives remain widely used throughout the county. For those projects that are not meeting the goals set forth in the initial agreement, proactive steps are being taken to try to ensure taxpayers are getting the benefits they agreed to.

As these tax incentives continue to be used throughout our communities, your Franklin County Auditor's Office remains committed to expanding transparency of their use and impact. Tax incentives are not automatically good or bad but are merely one tool in the tool kit for creating economic growth and sustainability.

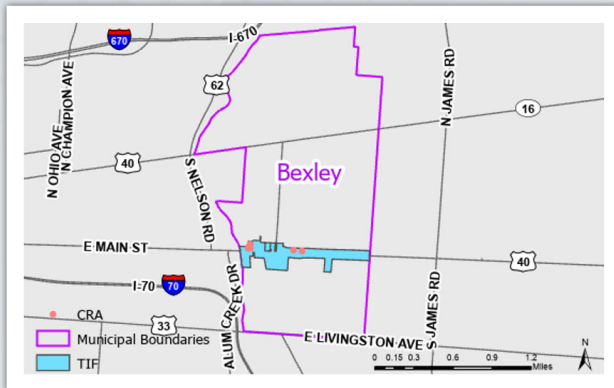
The key to the proper use of tax incentives is helping taxpayers understand the agreements and giving them the ability to monitor the incentives' performance.

The information in this report will allow Franklin County residents to see what incentives have been created on their behalf and whether they provide a benefit that improves their community.





While the number of tax incentives continues to increase and tax incentives become ever more complex, your Franklin County Auditor is working hard to ensure that you and your community receive what was promised to you. By providing more transparency and information for residents, the Franklin County Auditor enables you to better understand tax incentives in your community and the impact they have. This enhanced understanding will allow you to lead the way in promoting positive incentives and organizing against tax incentives that do not meet your community's needs.

TIRC REPORTS BY MUNICIPALITY

CITY OF BEXLEY (POP. 13,805)



Total Abatements by Type


-  CRAs — **93** parcels (1 Commercial)
-  **\$4,510,000** in Total Appraised Value
\$1,953,400 of that Abated
-  **\$60,262** Estimated Foregone Tax this year
-  Total Foregone Tax Total (including Residential): **\$271,873**

Total Reported Jobs Created/Retained — **100**

Total Reported Payroll — **\$2,809,498**

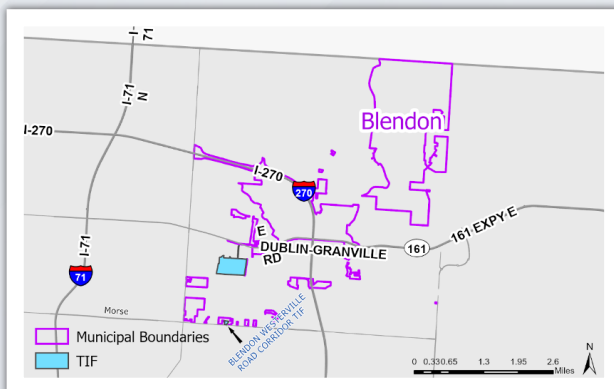
Total Reported Real Estate investment — **\$30,302,500**

Total TIF Projects — **2**


 Total Diverted TIF Tax: **\$453,213**

[**2022 TIRC Meeting Packet**](#)

BLENDON TOWNSHIP (POP. 9,327)

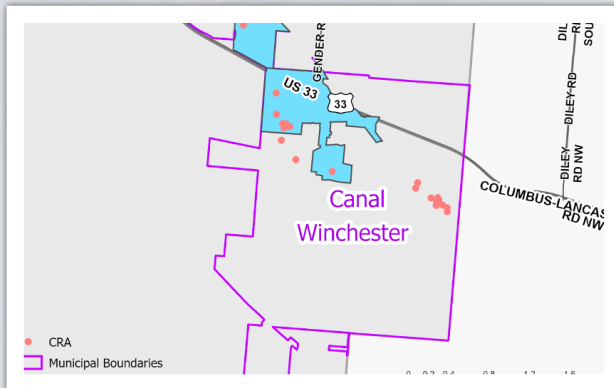


Total TIF Project — 1

 Total Diverted TIF Tax: **\$667,696**

[**2022 TIRC Meeting Packet**](#)

CITY OF CANAL WINCHESTER (POP. 9,478)



Total Abatements by Type

-  Pre-1994 CRAs — **20**
-  Post CRAs — **2**
-  **\$88,521,700** in Total Appraised Value
\$69,584,400 of that Abated
-  **\$2,056,970** Estimated Foregone Tax this year

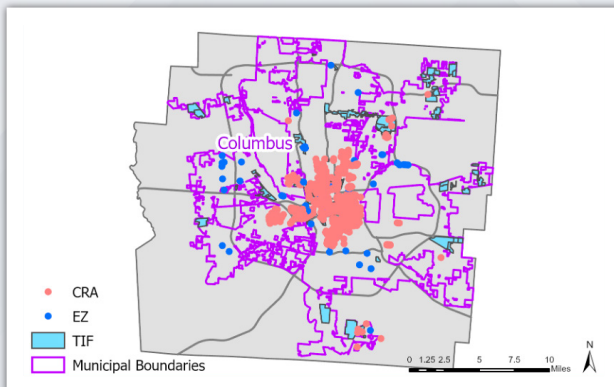
Total Reported Jobs Created/Retained — **1,367**

Total TIF Project — **1**


 Total Diverted TIF Tax: **\$641,078**

[2022 TIRC Meeting Packet](#)

CITY OF COLUMBUS (POP. 1,687,000)



Total Abatements by Type

-  CRAs — **8**
-  EZs — **49**
-  **\$1,152,55,300** in Total Appraised Value
\$634,186,000 of that Abated
-  **\$16,500,411** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **13,201**

Total Reported Payroll — **\$439,754,290**

Total Reported Real Estate investment — **\$907,387,776**

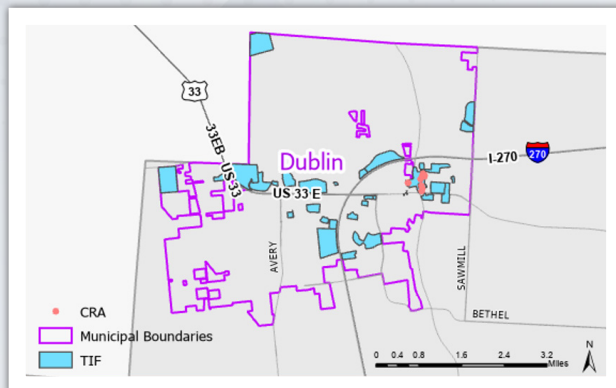
Total TIF Projects — **96**

 Total Diverted TIF Tax: **\$45,777,055**

[2022 TIRC Meeting Packet](#)

TIRC REPORTS BY MUNICIPALITY

CITY OF DUBLIN (POP. 50,366)



Total Abatements by Type



CRAs — 1



\$140,901,600 in Total Appraised Value
\$133,461,300 of that Abated



\$3,721,183 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**

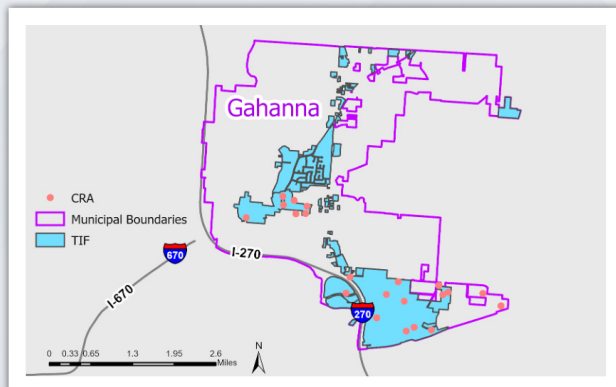


Total Diverted TIF Tax: **\$15,060,570**

[2022 TIRC Meeting Packet](#)

[Video Recording of 2021 TIRC Meeting](#)

CITY OF GAHANNA (POP. 36,222)



Total Abatements by Type



Pre-1994 CRAs — **3**



Post CRAs — **10**



\$65,845,100 in Total Appraised Value
\$38,293,900 of that Abated



\$16,500,411 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **1,076**

Total Reported Payroll — **\$40,542,664**

Total Reported Real Estate investment — **\$95,936,462**

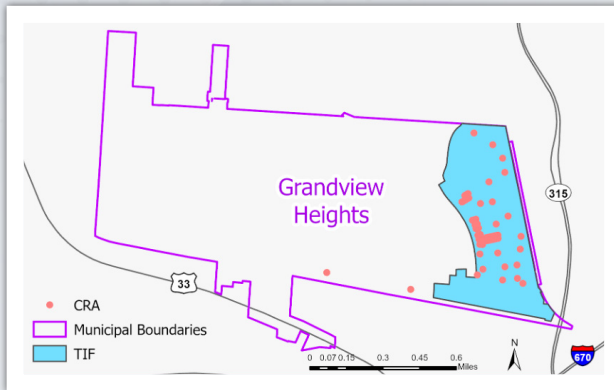
Total TIF Projects — **10**



Total Diverted TIF Tax: **\$3,316,596**

[2022 TIRC Meeting Packet](#)

CITY OF GRANDVIEW HEIGHTS (POP. 8,395)



Total Abatements by Type


-  CRAs — **3**
-  **\$392,975,300** in Total Appraised Value
\$135,171,300 of that Abated
-  **\$4,131,385** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **4,824**

Total Reported Payroll — **\$289,122,834**

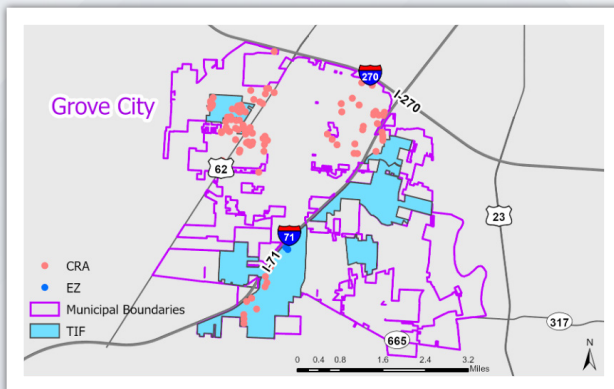
Total Reported Real Estate investment — **\$415,910,840**

Total TIF Projects — **2**




 Total Diverted TIF Tax: **\$9,389,353**

[**2022 TIRC Meeting Packet**](#)

CITY OF GROVE CITY (POP. 42,388)




Total Abatements by Type

-  Pre-1994 CRAs — **136**
-  **\$290,130,100** in Total Appraised Value
\$210,421,500 of that Abated
-  **\$6,524,748** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **16,390**

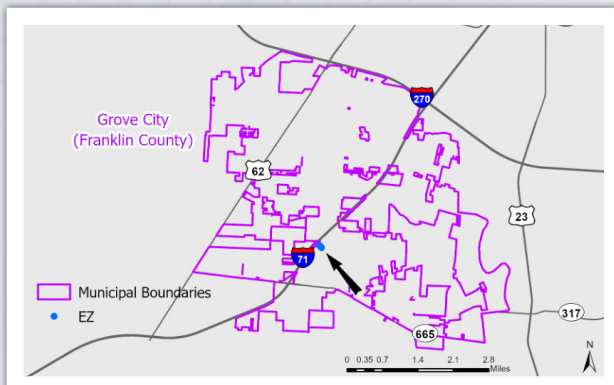
Total TIF Projects — **5**

 Total Diverted TIF Tax: **\$10,200,617**

[**2022 TIRC Meeting Packet**](#)

TIRC REPORTS BY MUNICIPALITY

GROVE CITY (FRANKLIN COUNTY ECONOMIC DEVELOPMENT) (POP. 42,388)



Total Abatements by Type



EZs — 1



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



\$228,492 Estimated Foregone Tax this year

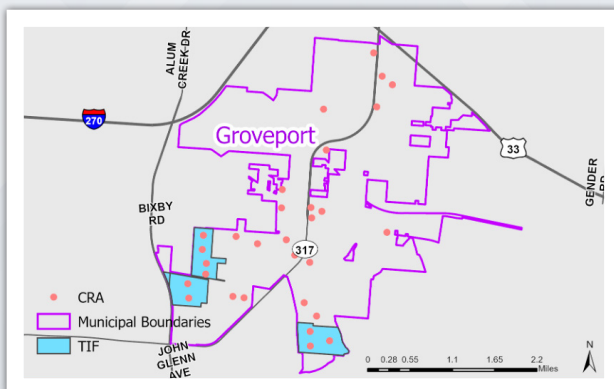
Total Reported Jobs Created/Retained — **116**

Total Reported Payroll — **\$6,450,288**

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

2022 TIRC Meeting Packet

CITY OF GROVEPORT (POP. 5,588)



Total Abatements by Type



Pre-1994 CRAs — **35**



\$590,342,200 in Total Appraised Value
\$527,466,800 of that Abated



\$11,735,754 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **3,642**

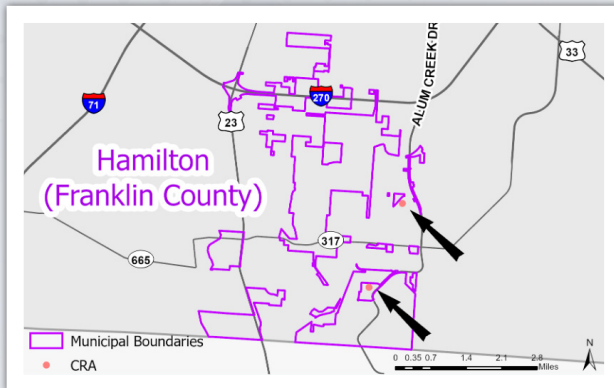
Total TIF Projects — **3**



Total Diverted TIF Tax: **\$625,780**

2022 TIRC Meeting Packet

HAMILTON TOWNSHIP (FRANKLIN COUNTY ECONOMIC DEVELOPMENT) (POP. 42,388)

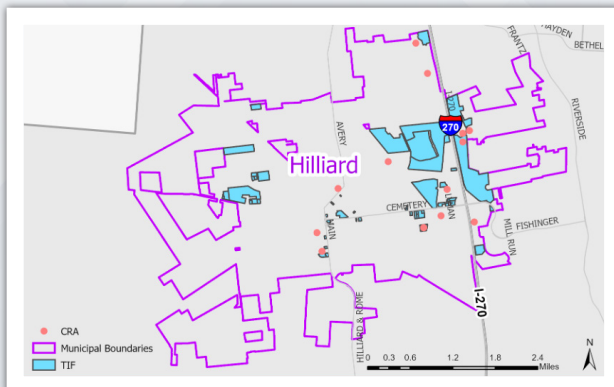


Total Abatements by Type

- 🏠 CRAs — **4**
- 🏠 **\$82,748,000** in Total Appraised Value
\$72,237,100 of that Abated
- 🏠 **\$2,236,290** Estimated Foregone Tax this year
- Total Reported Jobs Created/Retained — **678**
- Total Reported Payroll — **\$28,763,178**
- Total Reported Real Estate Investment — **\$67,543,240**

[**2022 TIRC Meeting Packet**](#)

CITY OF HILLIARD (POP. 37,137)



Total Abatements by Type

- 🏠 Pre-1994 CRAs — **13**
- 🏠 **\$162,377,600** in Total Appraised Value
\$119,829,600 of that Abated
- 🏠 **\$3,835,901** Estimated Foregone Tax this year
- Total Reported Jobs Created/Retained — **739**
- Total Reported Payroll — **\$176,186,405**
- Total Reported Real Estate investment — **\$148,879,626**
- Total Reported Personal Property Investment —
\$1,291,315,524

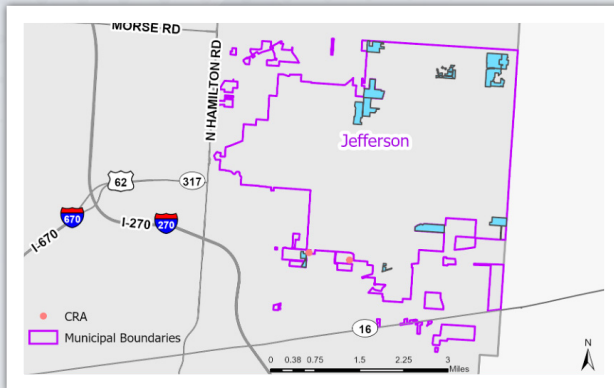
Total TIF Project — **43**

- 🏠 Total Diverted TIF Tax: **\$8,720,528**


[**2022 TIRC Meeting Packet**](#)

TIRC REPORTS BY MUNICIPALITY

JEFFERSON TOWNSHIP (POP. 13,988)

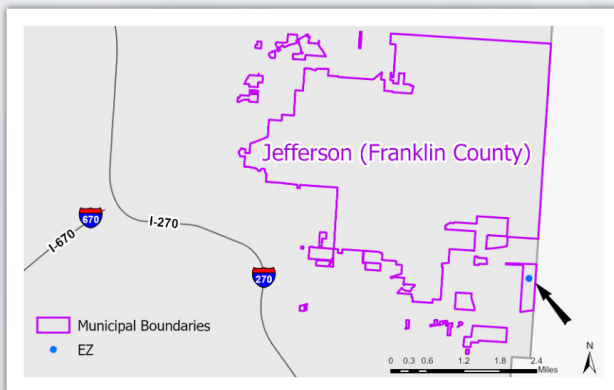


Total TIF Projects — 5

 Total Diverted TIF Tax: **\$1,848,917**


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JEFFERSON TOWNSHIP (FRANKLIN COUNTY ECONOMIC DEVELOPMENT) (POP. 13,988)



Total Abatements by Type

 CRAs — 1

 **\$11,000,000** in Total Appraised Value
\$1,607,700 of that Abated

 **\$46,825** Estimated Foregone Tax this year

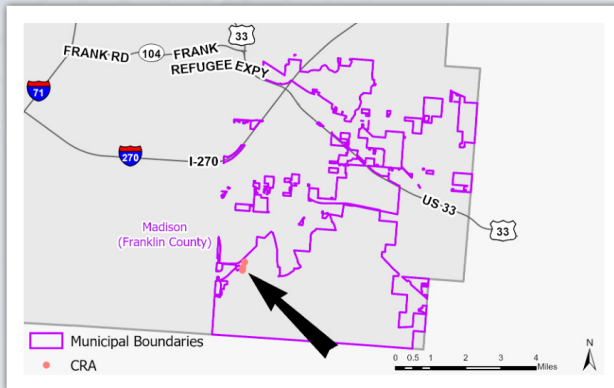
Total Reported Jobs Created/Retained — **340**

Total Reported Payroll — **\$14,947,312**

Total Reported Real Estate Investment — **\$6,490,000**

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MADISON TOWNSHIP (FRANKLIN COUNTY ECONOMIC DEVELOPMENT) (POP. 12,113)



Total Abatements by Type



Pre-1994 CRAs — 2



\$5,984,400 in Total Appraised Value

\$4,095,100 of that Abated



\$113,081 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **56**

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VILLAGE OF MINERVA PARK (POP. 2,009)

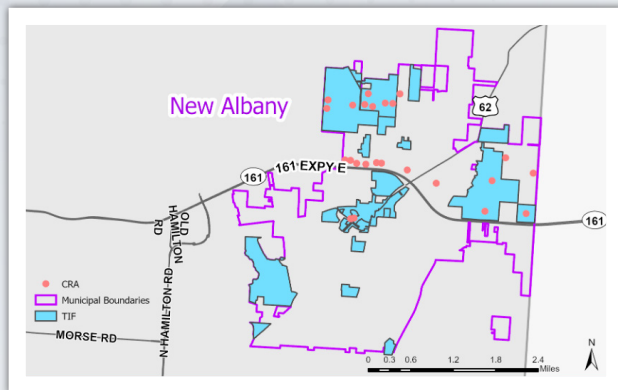


Total Diverted TIF Tax: **\$649,097**

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TIRC REPORTS BY MUNICIPALITY

CITY OF NEW ALBANY (POP. 11,050)



Total Abatements by Type



CRA's — **20**



\$458,046,200 in Total Appraised Value
\$260,197,300 of that Abated



\$7,885,490 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **4,179**
(estimate due to unique way agreements are structured)

Total Reported Payroll — **\$286,055,8661**
(estimate due to unique way agreements are structured)

Total Reported Real Estate Investment — **\$673,701,000**

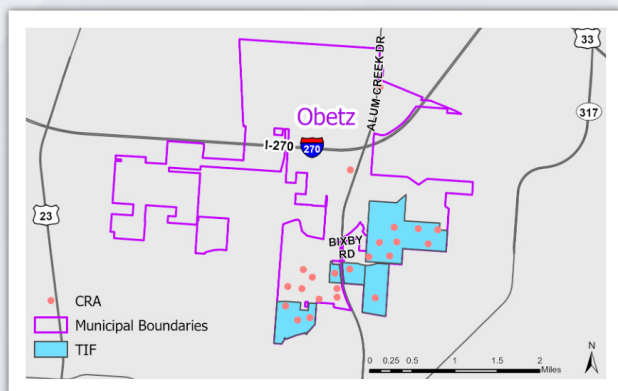
Total TIF Projects — **24**



Total Diverted TIF Tax: **\$9,157,496**

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VILLAGE OF OBETZ (POP. 5,681)



Total Abatements by Type



CRA's — **6**



\$323,815,700 in Total Appraised Value
\$289,574,500 of that Abated



\$7,824,671 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **2,977**

Total Reported Payroll — **\$96,653,740**

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

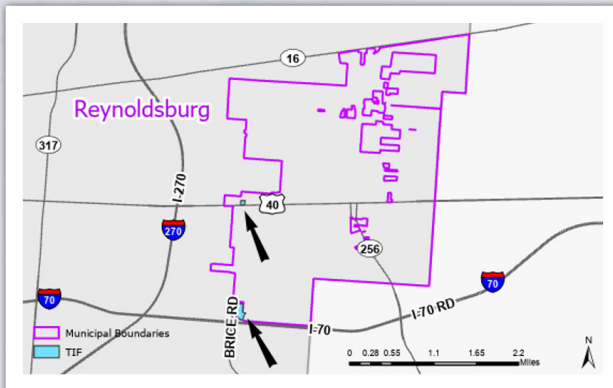
Total TIF Projects — **3**




Total Diverted TIF Tax: **\$520,430**

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CITY OF REYNOLDSBURG (POP. 42,112)

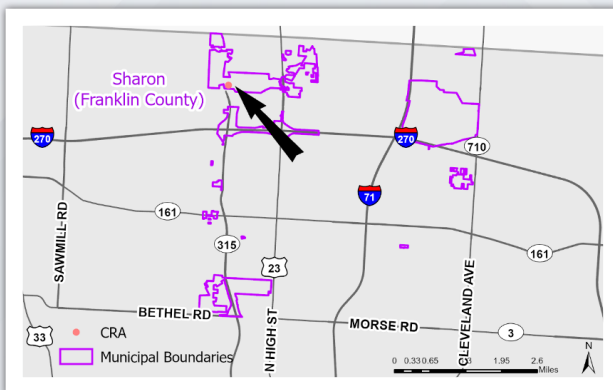


Total TIF Projects — **2**

 Total Diverted TIF Tax: **\$191,406**


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SHARON TOWNSHIP (FRANKLIN COUNTY ECONOMIC DEVELOPMENT) (POP. 17,408)



Total Abatements by Type

 CRAs — **1**

 **\$22,414,200** in Total Appraised Value
\$12,681,600 of that Abated

 **\$534,299** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **107**

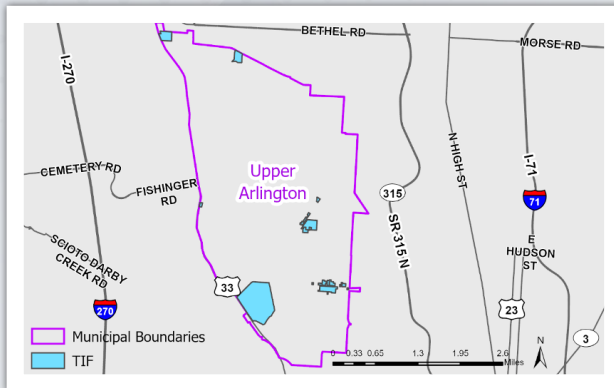
Total Reported Payroll — **\$1,373,635**

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

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TIRC REPORTS BY MUNICIPALITY

CITY OF UPPER ARLINGTON (POP. 37,406)



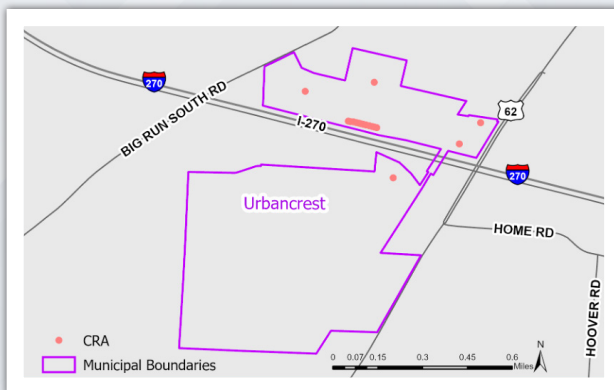
Total TIF Projects — **11**



Total Diverted TIF Tax: **\$3,279,114**

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VILLAGE OF URBANCREST (POP. 1,031)



Total Abatements by Type



CRAs — **10**



\$58,166,000 in Total Appraised Value
\$47,374,100 of that Abated



\$1,392,743 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **464**

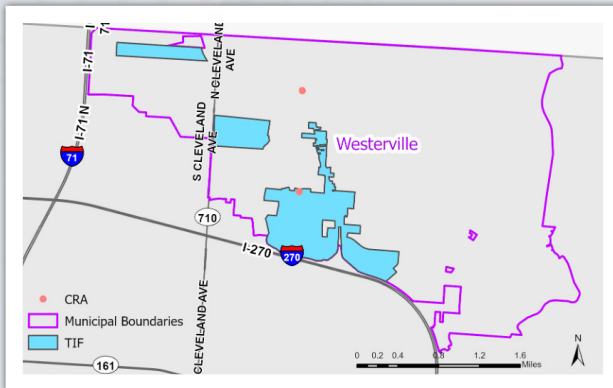
Total Reported Payroll — **\$61,365,840**

Total Reported Real Estate Investment — **\$42,508,300**



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TIRC REPORTS BY MUNICIPALITY

CITY OF WESTERVILLE (POP. 43,880)



Total Abatements by Type


-  CRAs — 2
-  **\$3,834,700** in Total Appraised Value
\$3,154,200 of that Abated
-  **\$101,291** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **18**

Total Reported Payroll — **\$845,428**

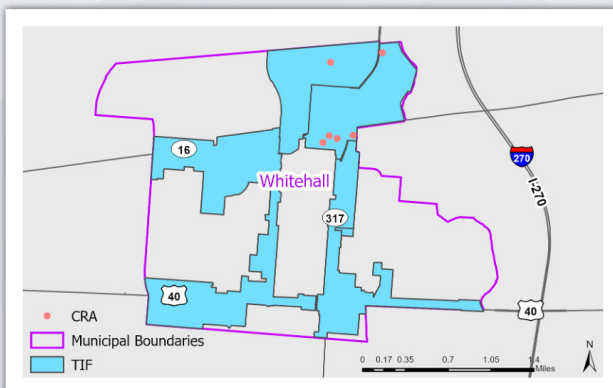
Total Reported Real Estate Investment — **\$3,154,200**

Total TIF Projects — **3**

 Total Diverted TIF Tax: **\$1,818,893**

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CITY OF WHITEHALL (POP. 17,408)



Total Abatements by Type


-  CRAs — 3
-  **\$35,525,900** in Total Appraised Value
\$28,023,300 of that Abated
-  **\$768,442** Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **318**

Total Reported Payroll — **\$16,075,512**

Total Reported Real Estate Investment — **\$66,350,000**

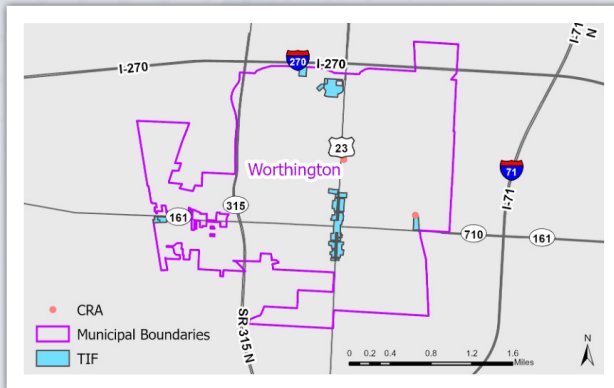
Total TIF Projects — **2**

 Total Diverted TIF Tax: **\$1,299,512**

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TIRC REPORTS BY MUNICIPALITY

CITY OF WORTHINGTON (POP. 14,961)



Total Abatements by Type



CRA — **2**



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



\$58,670 Estimated Foregone Tax this year

Total Reported Jobs Created/Retained — **42**

Total Reported Payroll — **\$3,862,090**

Total Reported Real Estate Investment — **\$4,300,000**

Total TIF Projects — **7**



Total Diverted TIF Tax: **\$452,440**

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