



## **AGENDA**

City of Dublin

Tax Incentive Review Council

Tuesday May 12, 2020

Streaming at 4:00 p.m.

- I.** Welcome/Introductions
- II.** Call to Order – Tax Incentive Review Council
- III.** Approval of Minutes – 5/07/2019
- IV.** Review 2019 Bridge Park CRA Status
- V.** Review 2019 Tax Increment Financing (TIF) Status
- VI.** Tax Incentive Review Council Adjournment



## Roll Call Members Only

### TIRC Roster as follows:

May 12, 2020 @4pm

Chairperson of the Finance Committee of **Dublin City Council**

Council **Christina Alutto**

Chairperson of the Community Development Committee of **Dublin City Council**

Council **John Reiner**

Franklin County Auditor Representatives

Kelly Washington

**Auditor Stinziano**

Three Members appointed by the **Board of County Commissioners**

Commissioner **Carlie Boos**

Commissioner **Kelan Craig**

Commissioner **Michael Kinninger**

**Washington Township Representatives**

**Denise King**, Trustee

**Eric Richter**, Administrator

**Representatives of each school district**

**Tammy Woods**, Treasure of Tolles Tech

**Brian Kern**, Treasurer

**Brian Wilson**, Treasurer

**Gary Chapman**, Superintendent of Jonathan Alder Local School District

Interim Director of Finance

Matt Stiffler

Clarence Bishop III, Financial Analyst of Finance

Director of Economic Development

Colleen Gilger

# RECORD OF PROCEEDINGS

June 10, 2019

Page 10 of 16

*Held* \_\_\_\_\_

Mr. Hammersmith responded affirmatively. They will be longer than what was anticipated during programming for this tunnel.

Vice Mayor Amorose Groomes suggested that staff look at the northeast corner of the Memorial Drive tunnel project, where some work is not complete.

Mr. Hammersmith responded that, typically, when construction is completed and until turf is established, it is difficult to keep earth in place on slopes. Staff will review this location.

Ms. Fox noted that staff has indicated the overages can be covered by other budgeted funds. Will that impact other programs or projects?

Mr. Hammersmith stated it will not necessarily impact other projects. For example, the wayfinding project is to be reconfigured and information about that will be shared during the CIP workshop. Staff believes the overages can easily be covered within the current budget.

Vote on the Resolution: Ms. De Rosa, yes; Mr. Reiner, yes; Mayor Peterson, yes; Ms. Alutto, yes; Ms. Fox, yes; Vice Mayor Amorose Groomes, yes.

### **Resolution 33-19**

#### **Accepting the Lowest and Best Bid for the Dumfries Court East Hydraulic Disconnect Project. (Project No. 18-037.0-CIP)**

Mayor Peterson introduced the Resolution.

Mr. Hammersmith stated that on May 29, one bid was received for this project. It involves improvements that will isolate the eight Dumfries Court East residences from the Deer Run sanitary sewer shed gravity system, thereby reducing the potential for water in basement events caused by sanitary sewer surcharges within the Deer Run sanitary sewer. Sanitary sewer lines serving these homes will discharge into a newly constructed sanitary sewer lift station and from there will be pumped through a short, 1-1/2 inch force main into the Deer Run sanitary sewer along Glick Road. Project limits extend from Carnoustie Drive/Dumfries Court East and West intersection north to the Glick Road/Carnoustie Drive intersection, and then into the Muirfield Association North Pool area. The project involves placing sanitary sewer infrastructure outside of existing road right-of-way and existing dedicated utility easements. As a result, the City needed some additional permanent and temporary easements from the Muirfield Association. These were donated by the Muirfield Association and helped facilitate this project.

This project was first advertised for bids in April, and one bid was received from Complete General Construction. The bid exceeded the Engineer's estimate of \$325,000 by 43 percent and so it was not awarded. Staff then contacted several contractors to understand any issues with the plans and adjusted bid documents. Bids were solicited again in May of this year, and the Engineer's estimate was increased to \$360,000. Complete General Construction submitted the only bid at \$468,497.50, which is 30 percent over the estimate. In reviewing the bid versus the estimate, the vast majority of difference was in the 10-inch gravity sewer that runs from Dumfries Court East and West/Carnoustie Drive intersection and heads north. That accounted for \$83,000 in the additional costs. Representatives from Complete General indicated their reasoning for the pipe cost was mobilization and trucking, and their estimate of the difficulty of that pipe installation. Much of this work will be done at night to reduce impact to residents, to maintain traffic and in order not to impact pool operations.

Staff anticipates this project will commence in late June or early July and the completion date is September 27, 2019. Experience with Complete General Construction has been very favorable.

Staff is recommending approval of Resolution 33-19.

Vote on the Resolution: Ms. Alutto, yes; Ms. Fox, yes; Vice Mayor Amorose Groomes, yes; Mayor Peterson, yes; Mr. Reiner, yes; Ms. De Rosa, yes.

### **OTHER**

- **Acceptance of Tax Incentive Review Council Report and Minutes**

Mr. Stiffler stated that the Tax Incentive Review Council was held on Tuesday, May 7. At that meeting, the Community Reinvestment Area and TIF reports and minutes for 2018 were reviewed and accepted by the Council. The county auditor prefers that City Council formally accept the minutes and reports of TIRC in order to have a public record reflecting receipt of this information. Staff therefore requests Council, by motion, accept the report and minutes of the TIRC.



City of Dublin

**Office of the City Manager**

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614.410.4400 • Fax: 614.410.4490

# Memo

**To:** Members of Dublin City Council

**From:** Dana L. McDaniel, City Manager

**Date:** June 4, 2019

**Initiated By:** Angel Mumma, Director of Finance  
Matthew Stiffler, Deputy Director of Finance  
Clarence Bishop III, Financial Analyst

**Re:** Tax Incentive Review Council (TIRC) Council Meeting

## Summary

A Tax Incentive Review Council (TIRC) meeting was held Tuesday, May 7, 2019. Attached are the draft minutes from the 2019 meeting, as well as the reports and minutes that were reviewed and approved at that meeting.

The County Auditor prefers City Council formally accept the minutes and reports of the TIRC so that there is a public record, which reflects that Council has received the information.

## Recommendation

Staff requests that Council accept the TIRC minutes and report by motion.



**Tax Incentive Review Council  
Tuesday, May 7, 2019 – 4 p.m.  
Dublin City Hall – Council Chambers**

Minutes of Meeting

**Call to Order**

Mr. Stinziano, Chair, Franklin County Auditor called the Tax Incentive Review Council (TIRC) meeting to order at 4:00 p.m.

Members present:

Michael Stinziano, Franklin County Auditor  
Kelan Craig, Franklin County Board of Commissioners Representative  
Michael Kinninger, Franklin County Board of Commissioners Representative  
Michael Keenan, Dublin City Council Representative, Finance Committee Chair  
Brian Kern, Dublin City Schools representative, CFO/Treasurer  
Tammy Woods, Tolles Career & Technical Center representative, Treasurer  
Brian Wilson, Hilliard City Schools Representative, Treasurer  
Chuck Kranstuber, Washington Township Representative, Trustee  
Eric Richter, Washington Township Representative, Administrator

Members Absent:

John Reiner, Dublin City Council Representative, Community Development Committee Chair  
Jonathan Alder Local Schools representative

Others Present:

Shelley May, Franklin County Auditor's Office  
Kelly Washington, Franklin County Auditor's Office  
Angel Mumma, City of Dublin, Director of Finance  
Matt Stiffler, City of Dublin, Deputy Finance Director  
Colleen Gilger, City of Dublin, Director of Economic Development and Housing Officer  
Clarence Bishop, City of Dublin, Financial Analyst

Chair Stinziano thanked everyone for attending today.

**Approval of Minutes of Meeting of May 1, 2018**

Chair Stinziano inquired if there were any additions or corrections to the May 1, 2018 TIRC minutes and report as submitted.

Mr. Keenan moved for approval of the minutes.

Mr. Kinninger noted a correction in the discussion of the Bridge Street District CRA, specifically to a comment by Ms. King who inquired if the real property eligible for the exemption is capped at \$129,000. That number should be corrected to \$129 million. In the comment by Ms. Gilger immediately following, the number should be corrected to \$128,780,000.

Mr. Kern seconded the motion.

Motion carried.

Mr. Kranstuber, Mr. Wilson and Chair Stinziano abstained from the vote, as they were not present at the meeting of May 1, 2018.

The Chair stated that the minutes of the May 1, 2018 meeting as corrected have been approved.

### **Review of 2018 Bridge Street District Community Reinvestment Area Status**

Ms. Gilger stated that in 2018, the City of Dublin received three tax exemption applications within the Bridge Street CRA: A Block Parking Garage; A Block Special Events Center; and B Block Parking Garage.

In 2017, the City of Dublin also received three tax exemption applications for this CRA: Z Block Parking Garage in Historic Dublin; Z Block Owner-Occupied Condo Building in Historic Dublin; and C Block Parking Garage.

For the 2018 applications, all three properties completed construction in 2018. They were cleared for occupancy by the end of the calendar year. Each property has been reviewed and deemed in compliance with the Development Agreement between the City of Dublin and Crawford Hoying Partners. All three have been approved for a 15-year, 100 percent tax abatement from 2018 to 2032. As a reminder for this group, the CRA Development Agreement with Crawford Hoying specifies that there are seven parking garages, the events center and owner-occupied for sale condominiums that will be included in the abatement, which is not every building being built in the Bridge Park project.

Ms. Gilger recommended that the six exemptions be continued – the three from 2017 and the three new ones from 2018.

Ms. May asked if the 1,700 jobs listed are construction jobs.

Ms. Gilger responded they are not. These are jobs within the entire project, which consists of about eight blocks. Each of the parking garages is in a block with three other buildings. The jobs are within those blocks.

Mr. Kinninger referenced the CRA reports in the packet labeled "Housing Council." The minutes for last year indicated \$129 million projected investment. One of the reports shows only \$74 million to date. Can Ms. Gilger provide clarification?

Ms. Gilger responded that the six properties in the report comprise the \$74 million investment to date. The total abatement value of \$129 million is for additional buildings that are still under construction within the project boundary. Over the next several years, additional buildings will be added, per the Development Agreement.

Mr. Kinninger stated that the \$129 million, then, was the total amount projected to be abated, correct? And so far, \$74 million of investment has been completed?

Ms. Gilger responded that is correct.

Mr. Richter moved to adopt the recommendation that the six exemptions be continued.

Mr. Kranstuber seconded the motion.

Motion carried.

Chair Stinziano stated that the six exemptions will be continued.

### **Review of 2018 Tax Increment Financing (TIF) Status**

Mr. Stiffler stated that included in the member's packets were copies of the annual reports that were filed with the Ohio Development Services Agency (ODSA), which showed the revenue, expenditures and estimated employment numbers within each TIF. These reports are required to be filed annually with ODSA by March 31, and were filed by City staff.

Also included in the packet was a recap showing the value of the private investments and public improvements within each active TIF since their inception. The report shows that over \$205.3 million in public improvements have been made benefiting the TIF areas, with service payment revenues that have already been received -- or through the City advancing funds from the General Fund or Capital Improvement Fund with the expectation that those advances will be repaid from future service payments received. Those improvements have leveraged over \$811.8 million in private improvements.

From tax year 2017 to 2018, the City realized an 18.6% increase in the valuation of the Franklin County TIF areas, which increased from \$554 million in tax year 2017 to \$657 million in tax year 2018.

As expected, property values stabilized in 2018 as the sexennial reappraisal was completed by the Franklin County Auditor's office in 2017. As you will recall, this appraisal consists of a full, general reappraisal of every property in the county and is conducted every six years.

Notable increases in valuation included the following:

- West Innovation TIF – increased in value \$38.2 million or 94.25%. The increase is due to a change in value of the Vadata campus.
- Thomas Kohler TIF – increased in value \$1.9 million or 3.2%. The increase in valuation was a result of two existing parcels increasing by approximately \$600,000 each and the creation of a new parcel valued at just over \$700,000.

Notable decreases in valuation included the following:

- Cooker TIF – decreased in value \$4.3 million or 87.7%. The decrease is due to the H2 Hotel parcel being removed from the Cooker TIF. It is now located in the H2 Hotel TIF.
- Perimeter West TIF – decreased in value \$2.6 million or 5.9%. The decrease is due to a Board of Revision decision.
- Shamrock Crossing TIF – decreased in value \$0.7 million or 2.9%. The decrease is due to a Board of Revision decision.

The City is currently reporting to Ohio Development Services Agency one other TIF. This is a residential TIF in Union County – the Tartan West Incentive District. Given that this TIF is not located within Franklin County, it is not within the purview of this Tax Incentive Review Council. However, for general knowledge, from tax year 2017 to 2018, the valuation increased \$3.8 million, or 2.5%.



In total for 2018, properties located in TIF districts paid the City \$9.0 million in revenue. The school districts – largely Dublin City Schools – are estimated to have received \$11.4 million.

Finally, the City received a listing of delinquent property owners within the TIF districts from Franklin County and mailed out notification letters instructing the owners to contact Franklin County for payment. Currently, there are three delinquent properties located in the Perimeter Center TIF and one located in the Perimeter West TIF. The total amount of these delinquencies is \$49,357.

Chair Stinziano invited questions from the members.

Mr. Kinninger asked about Report No. LIAR94540. At the bottom of the first page, it indicates it is a Cardinal Health South TIF.

Mr. Stiffler noted that the Cardinal Health South TIF is reported, but there has never been an exemption filed on that TIF. There are no jobs, as there is not a building in that location.

Mr. Kinninger stated that it has an expected real property improvement of 0 dollars, but expected jobs of 1,300. He asked for clarification.

Mr. Stiffler stated that TIF has never been executed and an exemption has never been filed with the county. There has been no development of it at this point. However, it is a TIF that is reported on by the City of Dublin.

Mr. Kinninger noted that some of these may be under construction, such as the Bridge Park incentive where it states the projected investment of real property is \$52.6 million and the actual real property improvements to date are \$470,000. Perhaps this is similar and development is still underway.

Mr. Stiffler stated that is correct. The construction is underway, and these property values are a year behind.

Mr. Keenan stated that it is likely that significant increases will occur next year, given all of the ongoing construction activity.

Chair Stinziano asked for a motion to accept the TIF report and continue the TIF for the Hilliard City School District.

Mr. Kinninger moved to accept the TIF report and continue the TIF for the Hilliard City School District.

Mr. Keenan seconded the motion.

Motion carried.

The Chair noted that the motion has been approved.

Chair Stinziano asked for a motion to accept the TIF report and continue the TIF for the Jonathan Alder School District.

Mr. Kern moved to accept the TIF report and continue the TIF for the Jonathan Alder School District.

Mr. Craig seconded the motion.

Motion carried.

The Chair noted that the motion has been approved.



Chair Stinziano asked for a motion to accept the TIF report and continue the TIF for the Dublin City School District.

Mr. Keenan moved to accept the TIF report and continue the TIF for the Dublin City School District.

Mr. Kranstuber seconded the motion.

Motion carried.

The Chair noted that the motion has been approved.

There being no further business, the meeting was adjourned at 4:17 p.m.

---

Anne C. Clarke  
Dublin Clerk of Council

# TIRC PROGRESS REPORT

**Name of TIRC:**

**DATE OF TIRC:**

**Company Name:**

**General Agreement Terms  
CRA Type:**

**Community Reinvestment Area:**

**No. Years:**

**Project Details/History:**

**% Value Abated:**

**Compliance History :**

**Tenants:**

**Parcel # (s):**

## **AGREEMENT BENCHMARKS**

**Real Estate Only Investment:**

**Investment Completion Date:**

**Number of Jobs Retained:**

**Payroll Dollars Retained:**

**New Jobs to be Created:**

**New Yearly Payroll Created:**

**Jobs/Payroll Created By:**

**Building Description/Use:**

**Other Benchmarks/Notes:**

**Additional Materials Submitted:**

**Community Involvement:**

**Performance Statistics:**

## **AS VERIFIED**

**Real Estate Only Invested:**

**Date Investment Completed:**

**Actual Retained Jobs:**

**Payroll Dollars Retained:**

**Number of New Jobs Created:**

**Payroll Dollars Created:**

**Total Appraised Value:**

**Total Value Abated:**

**Annual Tax Paid:**

**Foregone Tax:**

**Delinquent Tax:**

**Vacancies: \_\_\_\_\_**

**Municipalities Recommendation:**

**TIRC Recommendation: In Compliance**

**Further Requirements, Instructions and/or Details:**

On March 29, 2019, parcel number 273-012751-00 was split into twenty-three separate parcels (listed below) pursuant to the Declaration of Condominium and By-Laws of Condominium Association for Bridge Park Townhomes Condominium recorder as Franklin County Recorder's Instrument #201903290035921 and The Drawings Bridge Park Townhomes Condominium recorded as Franklin County Recorder's Instrument #201903290035922. All improvements on parcel 273-012751-00 are located on the parcels listed below and the remainder of parcel 273-012751-00 is unimproved land.

Parcel Number	Property Address	Owner	Address of Owner	Date Acquired
273-012751-00	Bridge Park East Section 5	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2018
273-013056-00	H1-03	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2019
273-013057-00	H1-04	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2019
273-013058-00	H1-05	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2019
273-013060-00	H1-07	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2019
273-013063-00	H1-10	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2019
273-013065-00	H1-12	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2019
273-013070-00	H1-17	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2019
273-013071-00	H1-18	Bridge Park Hblock LLC	6640 Riverside Drive, Suite 500	April 1, 2019
273-013054-00	4450 Tuller Ridge	Kit Yee Cheng	1078 Pennsylvania Avenue, Columbus OH 43201	June 6, 2019
273-013055-00	4446 Tuller Ridge	Carlos Sanchez	5270 Brighton Place, Powell OH 43065	April 18, 2019
273-013059-00	6667 Dale Drive	Matthew Lasky	6667 Dale Drive, Dublin OH 43017	July 12, 2019
273-013061-00	6675 Dale Drive	Machelle Epler	6675 Dale Drive	September 3, 2019
273-013062-00	6677 Dale Drive	Terry Lanham	10891 Buckingham Place, Powell OH 43065	November 5, 2019
273-013064-00	6681 Dale Drive	Yuzhou Jiang	6681 Dale Drive, Dublin OH 43017	April 23, 2019
273-013066-00	6690 Mooney Street	Cynthia Lima	6690 Mooney Street, Dublin OH 43017	May 28, 2019
273-013067-00	6684 Mooney Street	Thomas Suhm	6684 Mooney Street, Dublin OH 43017	May 2, 2019
273-013068-00	6682 Mooney Street	Craig Douglas	5764 Strathmore Land, Dublin OH 43017	April 12, 2019
273-013069-00	6672 Mooney Street	Jerry Begue	6627 Mooney Street, Dublin OH 43017	June 28, 2019
273-013072-00	6662 Mooney Street	Christopher Watson	6662 Mooney Street, Dublin OH 43017	May 2, 2019
273-013073-00	6658 Mooney Street	John Dygert	6658 Mooney Street, Dublin OH 43017	April 10, 2019
273-013074-00	4460 Tuller Ridge	Carlos Sanchez	5270 Brighton Place, Powell OH 43065	April 18, 2019
273-013075-00	4454 Tuller Ridge	Sage Hoffman	628 1/2 S Main Street #10, Findlay OH 45840	August 12, 2019

**Tax Increment Financing Districts**

Recap as of 12/31/19

TIF District	Date of Ordinance	Private Improvements Value	Public Improvements Financed Value	Number of Jobs Retained and/or Created (est)	Anticipated Expiration Date	TIF Information
Cooker	06/20/94	617,800	835,082	0	Tax year 2024 (maximum)(2)	Non-school TIF
McKittrick	06/20/94	63,779,800	33,158,093	5,804	Tax year 2024 (maximum)	Non-school TIF (4)
Perimeter Center	06/20/94	38,699,100	4,660,314	913	Tax year 2024 (maximum)	Non-school TIF (3)
Perimeter West	06/20/94	40,713,100	11,172,049	1,117	Tax year 2024 (maximum)	Straight TIF
Thomas/Kohler	04/01/96	61,776,200	14,089,191	765	Tax year 2026 (maximum)	Non-school TIF (5)
Ruscilli	06/09/97	45,906,500	7,407,038	1,283	Tax year 2027 (maximum)	Non-school TIF (6)
Pizzuti	08/11/97	18,534,000	5,328,179	1,514	Tax year 2027 (maximum)	Non-school TIF
Rings Road	08/11/97	26,654,500	6,173,358	123	Tax year 2027 (maximum)	Non-school TIF
Embassy Suites	03/16/98	43,853,600	7,235,416	41	Tax year 2024 (maximum)	Non-school TIF
Woerner-Temple	06/04/98	14,416,100	9,359,141	937	Tax year 2028 (maximum)	Non-school TIF
Cardinal Health - South Campus	04/15/99	0	315,394	0	Exemption application not filed	Non-school TIF
Rings/Frantz	06/19/00	33,583,800	6,553,455	0	Tax year 2030 (maximum)	Non-school TIF
Historic Dublin Parking	10/17/01	2,092,200	690,162	439	Tax year 2031 (maximum)	Straight TIF
Perimeter Loop	05/22/02	3,076,200	1,642,128	45	Tax year 2032 (maximum)	Non-school TIF
Irelan Place	10/06/03	266,400	82,950	88	Tax year 2033 (maximum)	Non-school TIF
Shamrock Boulevard	12/15/03	4,528,800	2,060,494	1,069	Tax year 2033 (maximum)	Non-school TIF
Tartan West (1)	03/15/04	159,006,620	15,179,978	0	Tax year 2034 (maximum)	Non-school TIF
Shier Rings	09/20/04	566,700	6,959	11	Tax year 2034 (maximum)	Non-school TIF
Kroger Centre	09/06/05	21,016,800	89,485	1,343	Tax year 2035 (maximum)	Non-school TIF
Lifetime Fitness	10/17/05	11,375,400	4,632,253	443	Tax year 2035 (maximum)	Non-school TIF
River Ridge	09/05/06	8,174,700	2,304,469	86	Tax year 2036 (maximum)	Non-school TIF
Shamrock Crossing	02/05/07	22,991,600	1,605,564	233	Tax year 2037 (maximum)	Non-school TIF
Dublin Methodist Hospital-MOB	11/05/07	20,985,400	817,658	424	Tax year 2037 (maximum)	Non-school TIF
Bridge and High	12/08/08	3,199,500	4,062,433	207	Tax year 2038 (maximum)	Straight TIF
Delta Energy	11/02/09	2,067,000	863,946	33	Tax year 2039 (maximum)	Non-school TIF
Nestle USA	01/09/12	2,059,600	1,703	73	Tax year 2043 (maximum)	Non-school TIF
Ohio University	02/11/13	0	1,165,156	280	Exemption application not filed	Non-school TIF
Vrable	06/23/14	13,769,900	4,090,608	377	Tax year 2045 (maximum)	BSD TIF Structure
Innovation	11/17/14	5,428,900	155,743	0	Tax year 2045 (maximum)	Non-school TIF
West Innovation	11/17/14	49,802,800	3,273,521	104	Tax year 2045 (maximum)	Non-school TIF
Tuller 40	01/05/15	35,962,800	10,104,304	0	Tax year 2047 (maximum)	BSD TIF Structure
Tuller 41	01/05/15	0	0	0	Tax year 2048 (maximum)	BSD TIF Structure
Bridge Park Incentive District	08/10/15	2,281,800	32,534	3	Tax year 2047 (maximum)	BSD TIF Structure
Bridge Park District Block C and Z	09/08/15	49,065,900	24,288,635	179	Tax year 2047 (maximum)	BSD TIF Structure
Bridge Park Block B	10/12/15	46,647,700	19,478,327	57	Tax year 2047 (maximum)	BSD TIF Structure
H2 Hotel	12/07/15	8,490,900	4,574	0	Tax year 2047 (maximum)	BSD TIF Structure
Bridge Park Block A	05/11/16	15,137,400	579,308	0	Tax year 2048 (maximum)	BSD TIF Structure
Penzone	11/07/16	2,760,000	386	189	Tax year 2047 (maximum)	BSD TIF Structure
Riviera (7)	06/26/17	0	2,229,832	0	Exemption application pending	Non-school TIF
Bridge Park Block D	01/22/19	0	0	0	Exemption application not filed	BSD TIF Structure
Bridge Park Block F	08/26/19	0	0	0	Exemption application not filed	BSD TIF Structure
The Corners	12/02/19	0	0	0	Exemption application not filed	Non-school TIF
<b>Total Value of Improvements</b>		<b>\$879,289,520</b>	<b>\$205,729,819</b>	<b>18,180</b>		

Notes:

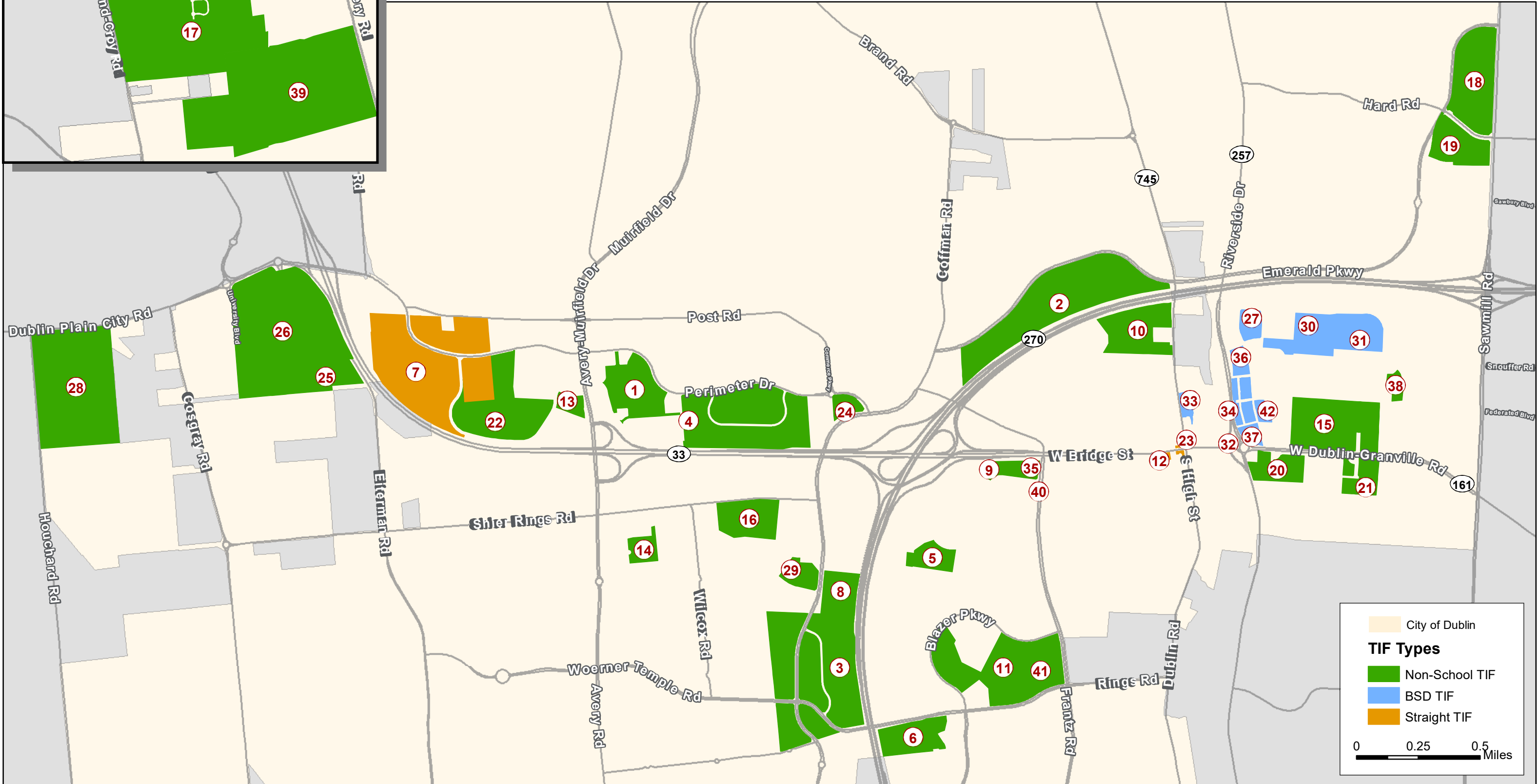
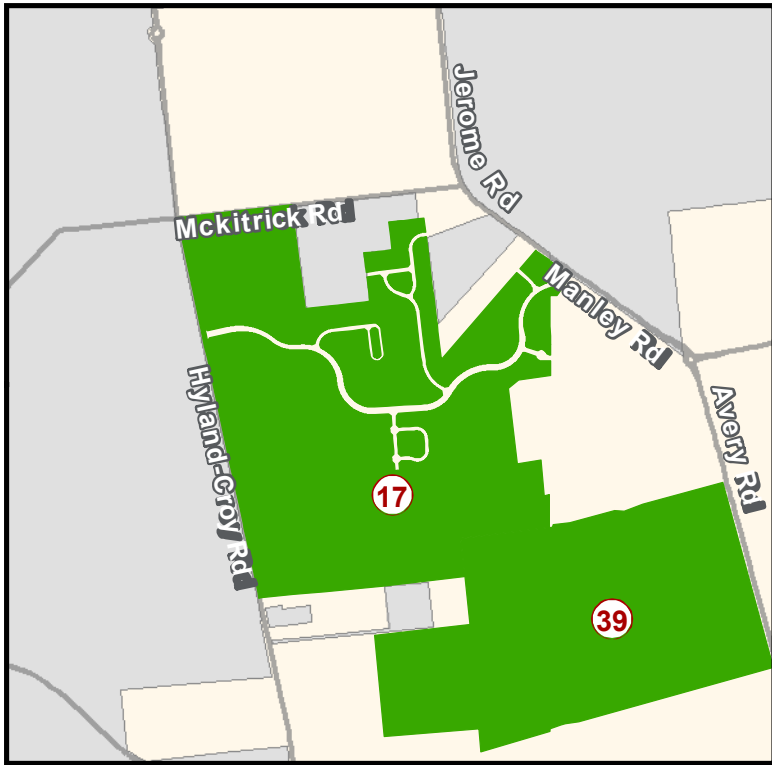
- (1) Residential located in Union County
- (2) Repealed by parcel by Ord 92-15
- (3) Became a "non-school" TIF in 2003.
- (4) Became a "non-school" TIF in 2003 for the Phase 1 and in 2010 for Phase 2.
- (5) Became a "non-school" TIF in 2003.
- (6) Became a "non-school" TIF in 2004.
- (7) Residential located across Delaware, Franklin, and Union County

# City of Dublin TIF Parcels

April 2020



- |                                   |                                  |  |                          |
|-----------------------------------|----------------------------------|--|--------------------------|
| 1 Perimeter Center                | 12 Historic Dublin Parking       | 23 Bridge and High                     | 34 Bridge Street Block B |
| 2 McKittrick                      | 13 Perimeter Loop                | 24 Delta Energy                        | 35 H2 Hotel              |
| 3 Thomas/Kohler                   | 14 Irelan Place                  | 25 Nestle USA                          | 36 Bridge Park Block D   |
| 4 Ruscilli                        | 15 Shamrock Blvd                 | 26 Ohio University                     | 37 Bridge Park Block A   |
| 5 Pizzuti                         | 16 Shier Rings                   | 27 Vrable                              | 38 Penzone               |
| 6 Rings Road                      | 17 Tartan West                   | 28 West Innovation                     | 39 Riviera               |
| 7 Perimeter West                  | 18 Kroger Centre                 | 29 Innovation                          | 40 Cooker                |
| 8 Woerner-Temple                  | 19 Lifetime Fitness              | 30 Tuller 40                           | 41 The Corners           |
| 9 Embassy Suites                  | 20 River Ridge                   | 31 Tuller 41                           | 42 Bridge Park Block F   |
| 10 Cardinal Health - South Campus | 21 Shamrock Crossing             | 32 Bridge Park Incentive District      |                          |
| 11 Rings/Frantz                   | 22 Dublin Methodist Hospital-MOB | 33 Bridge Street Distict Block C and Z |                          |



City of Dublin - Tax Incentive Review Council  
Tax Year 2019 TIF Summary  
April 15, 2020

	<u>TY2018 Value</u>	<u>TY2019 Value</u>	<u>\$ Increase / Decrease</u>	<u>% Increase / Decrease</u>
<b>Bridge &amp; High Street</b>	\$ 3,199,500	\$ 3,199,500	\$ -	-
<b>Bridge Park Block A</b>	\$ -	\$ 15,137,400	\$ 15,137,400	-
<b>Bridge Park Block B</b>	\$ -	\$ 46,647,700	\$ 46,647,700	-
<b>Bridge Park Block C</b>	\$ 34,036,000	\$ 44,835,000	\$ 10,799,000	-
<b>Bridge Park Block Z</b>	\$ 1,955,300	\$ 4,230,900	\$ 2,275,600	-
<b>Bridge Park Incentive District</b>	\$ 470,400	\$ 2,281,800	\$ 1,811,400	385.08%
<b>Cooker</b>	\$ 617,800	\$ 617,800	\$ -	-
<b>Delta Energy</b>	\$ 2,067,000	\$ 2,067,000	\$ -	-
<b>Dublin Methodist</b>	\$ 13,683,300	\$ 20,985,400	\$ 7,302,100	53.37%
<b>Embassy Suites</b>	\$ 43,853,600	\$ 43,853,600	\$ -	-
<b>H2 Hotel</b>	\$ 7,940,900	\$ 8,490,900	\$ 550,000	6.93%
<b>Historic Dublin Parking</b>	\$ 2,092,200	\$ 2,092,200	\$ -	-
<b>Innovation</b>	\$ 5,428,900	\$ 5,428,900	\$ -	-
<b>Irelan Place</b>	\$ 1,063,200	\$ 266,400	\$ (796,800)	-74.94%
<b>Kroger Centre</b>	\$ 21,016,800	\$ 21,016,800	\$ -	-
<b>Lifetime Fitness</b>	\$ 11,375,400	\$ 11,375,400	\$ -	-
<b>McKittrick</b>	\$ 71,014,300	\$ 63,779,800	\$ (7,234,500)	-10.19%
<b>Nestle</b>	\$ 2,059,600	\$ 2,059,600	\$ -	-
<b>Penzone</b>	\$ 968,900	\$ 2,760,000	\$ 1,791,100	184.86%
<b>Perimeter Center</b>	\$ 38,637,900	\$ 38,699,100	\$ 61,200	0.16%
<b>Perimeter Loop</b>	\$ 3,076,200	\$ 3,076,200	\$ -	-
<b>Perimeter West</b>	\$ 42,430,100	\$ 40,713,100	\$ (1,717,000)	-4.05%
<b>Pizzuti</b>	\$ 18,534,000	\$ 18,534,000	\$ -	-
<b>Rings Road</b>	\$ 26,654,500	\$ 26,654,500	\$ -	-
<b>Rings/Frantz</b>	\$ 33,583,800	\$ 33,583,800	\$ -	-
<b>River Ridge</b>	\$ 8,174,700	\$ 8,174,700	\$ -	-
<b>Ruscilli</b>	\$ 42,855,700	\$ 45,906,500	\$ 3,050,800	7.12%
<b>Shamrock Blvd.</b>	\$ 4,528,800	\$ 4,528,800	\$ -	-
<b>Shamrock Crossing</b>	\$ 22,991,600	\$ 22,991,600	\$ -	-
<b>Shier Rings</b>	\$ 566,700	\$ 566,700	\$ -	-
<b>Thomas Kohler</b>	\$ 61,064,300	\$ 61,776,200	\$ 711,900	-
<b>Tuller 40</b>	\$ 24,459,300	\$ 35,962,800	\$ 11,503,500	47.03%
<b>Vrable</b>	\$ 13,769,900	\$ 13,769,900	\$ -	-
<b>West Innovation</b>	\$ 78,802,800	\$ 49,802,800	\$ (29,000,000)	-36.80%
<b>Woerner Temple</b>	\$ 14,416,100	\$ 14,416,100	\$ -	-
<b>Total Commercial TIFs</b>	<b>\$ 657,389,500</b>	<b>\$ 720,282,900</b>	<b>\$ 62,893,400</b>	<b>9.57%</b>
Tartan West	\$ 154,433,990	\$ 159,006,620	\$ 4,572,630	2.96%
<b>Total Residential TIFs</b>	<b>\$ 154,433,990</b>	<b>\$ 159,006,620</b>	<b>\$ 4,572,630</b>	<b>2.96%</b>

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value 2018 Assigned Value	Market value 2019 Assigned Value	2018 to 2019 Variance	%
<b><u>Perimeter Center</u></b>				
273-007383-00	17,997,600	17,997,600	0	0.0%
273-007475-00	678,000	678,000	0	0.0%
273-008182-00	574,200	574,200	0	0.0%
273-011784-00	1,169,900	1,169,900	0	0.0%
273-011785-00	78,600	78,600	0	0.0%
273-011786-00	79,000	79,000	0	0.0%
273-011787-00	73,400	73,400	0	0.0%
273-011788-00	78,600	78,600	0	0.0%
273-011789-00	78,500	78,500	0	0.0%
273-011790-00	72,900	72,900	0	0.0%
273-011791-00	79,000	79,000	0	0.0%
273-011792-00	78,600	78,600	0	0.0%
273-011793-00	73,800	73,800	0	0.0%
273-011794-00	73,800	73,800	0	0.0%
273-011795-00	72,900	72,900	0	0.0%
273-011796-00	73,300	73,300	0	0.0%
273-011797-00	78,600	78,600	0	0.0%
273-011798-00	78,600	78,600	0	0.0%
273-011799-00	73,800	73,800	0	0.0%
273-011800-00	73,800	73,800	0	0.0%
273-011801-00	78,100	78,100	0	0.0%
273-011802-00	78,100	78,100	0	0.0%
273-011803-00	73,800	73,800	0	0.0%
273-011804-00	73,800	73,800	0	0.0%
273-011805-00	78,600	78,600	0	0.0%
273-011806-00	73,800	73,800	0	0.0%
273-011807-00	73,300	73,300	0	0.0%
273-011808-00	78,100	78,100	0	0.0%
273-011809-00	78,600	78,600	0	0.0%



Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value	Market value		
	2018 Assigned Value	2019 Assigned Value	2018 to 2019 Variance	%
273-011810-00	73,400	73,400	0	0.0%
273-011811-00	73,800	73,800	0	0.0%
273-011812-00	78,600	78,600	0	0.0%
273-011813-00	78,500	78,500	0	0.0%
273-011814-00	73,300	73,300	0	0.0%
273-011815-00	73,800	73,800	0	0.0%
273-011816-00	73,800	73,800	0	0.0%
273-011817-00	73,800	73,800	0	0.0%
273-011818-00	73,800	73,800	0	0.0%
273-011819-00	73,300	73,300	0	0.0%
273-011820-00	73,300	73,300	0	0.0%
273-011821-00	74,200	74,200	0	0.0%
273-011822-00	74,200	74,200	0	0.0%
273-011823-00	74,600	74,600	0	0.0%
273-011824-00	79,400	79,400	0	0.0%
273-011825-00	74,600	74,600	0	0.0%
273-011826-00	79,400	79,400	0	0.0%
273-011827-00	79,400	79,400	0	0.0%
273-011828-00	79,800	79,800	0	0.0%
273-011829-00	74,600	74,600	0	0.0%
273-011830-00	74,200	74,200	0	0.0%
273-011831-00	74,600	74,600	0	0.0%
273-011832-00	79,400	79,400	0	0.0%
273-011833-00	74,600	74,600	0	0.0%
273-011834-00	74,600	74,600	0	0.0%
273-011835-00	79,000	79,000	0	0.0%
273-011836-00	74,600	77,700	3,100	4.2%
273-011837-00	74,600	74,600	0	0.0%
273-011838-00	79,800	79,800	0	0.0%
273-011839-00	79,400	79,400	0	0.0%

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value	Market value		
	2018 Assigned Value	2019 Assigned Value	2018 to 2019 Variance	%
273-011840-00	79,400	79,400	0	0.0%
273-011841-00	77,400	77,400	0	0.0%
273-011842-00	77,400	77,400	0	0.0%
273-011843-00	77,400	77,400	0	0.0%
273-011844-00	77,400	77,400	0	0.0%
273-011845-00	77,400	77,400	0	0.0%
273-011846-00	77,400	77,400	0	0.0%
273-011847-00	77,400	77,400	0	0.0%
273-011848-00	77,400	77,400	0	0.0%
273-011849-00	77,400	77,400	0	0.0%
273-011850-00	77,400	77,400	0	0.0%
273-011851-00	77,400	77,400	0	0.0%
273-011852-00	77,400	77,400	0	0.0%
273-011853-00	91,200	91,200	0	0.0%
273-011854-00	86,000	86,000	0	0.0%
273-011855-00	86,000	101,100	15,100	17.6%
273-011856-00	90,700	90,700	0	0.0%
273-011857-00	85,500	97,600	12,100	14.2%
273-011858-00	85,500	85,500	0	0.0%
273-011859-00	86,000	86,000	0	0.0%
273-011860-00	90,700	90,700	0	0.0%
273-011861-00	91,200	91,200	0	0.0%
273-011862-00	86,000	86,000	0	0.0%
273-011863-00	86,000	86,000	0	0.0%
273-011864-00	86,000	86,000	0	0.0%
273-011865-00	86,000	86,000	0	0.0%
273-011866-00	91,200	91,200	0	0.0%
273-011867-00	86,000	86,000	0	0.0%
273-011868-00	76,200	76,200	0	0.0%
273-011869-00	90,700	90,700	0	0.0%

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value	Market value		
	2018 Assigned Value	2019 Assigned Value	2018 to 2019 Variance	%
273-011870-00	91,200	91,200	0	0.0%
273-011871-00	86,000	86,000	0	0.0%
273-011872-00	85,500	85,500	0	0.0%
273-011873-00	91,200	98,600	7,400	8.1%
273-011874-00	86,000	86,000	0	0.0%
273-011875-00	86,000	101,600	15,600	18.1%
273-011876-00	91,200	99,100	7,900	8.7%
273-011877-00	90,700	90,700	0	0.0%
273-011878-00	86,000	86,000	0	0.0%
273-011879-00	90,700	90,700	0	0.0%
273-011880-00	87,600	87,600	0	0.0%
273-011881-00	91,200	91,200	0	0.0%
273-011882-00	90,700	90,700	0	0.0%
273-011883-00	85,500	85,500	0	0.0%
273-011884-00	85,500	85,500	0	0.0%
273-011885-00	91,200	91,200	0	0.0%
273-011886-00	90,700	90,700	0	0.0%
273-011887-00	86,000	86,000	0	0.0%
273-011888-00	90,700	90,700	0	0.0%
273-011889-00	90,700	90,700	0	0.0%
273-011890-00	86,000	86,000	0	0.0%
273-011891-00	90,700	90,700	0	0.0%
273-011892-00	90,700	90,700	0	0.0%
273-011893-00	90,700	90,700	0	0.0%
273-011894-00	86,000	86,000	0	0.0%
273-011895-00	91,200	91,200	0	0.0%
273-011896-00	90,700	90,700	0	0.0%
273-011897-00	91,200	91,200	0	0.0%
273-011898-00	86,000	86,000	0	0.0%
273-011899-00	90,700	90,700	0	0.0%

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value	Market value	2018 to 2019 Variance	%
	2018 Assigned Value	2019 Assigned Value		
273-011900-00	90,700	90,700	0	0.0%
273-011901-00	86,400	86,400	0	0.0%
273-011902-00	86,900	86,900	0	0.0%
273-011903-00	92,100	92,100	0	0.0%
273-011904-00	91,600	91,600	0	0.0%
273-011905-00	86,900	86,900	0	0.0%
273-011906-00	86,400	86,400	0	0.0%
273-011907-00	93,100	93,100	0	0.0%
273-011908-00	86,400	86,400	0	0.0%
273-011909-00	86,400	86,400	0	0.0%
273-011910-00	92,100	92,100	0	0.0%
273-011911-00	86,900	86,900	0	0.0%
273-011912-00	86,400	86,400	0	0.0%
273-011913-00	86,900	86,900	0	0.0%
273-011914-00	86,400	86,400	0	0.0%
273-011915-00	86,400	86,400	0	0.0%
273-011916-00	91,600	91,600	0	0.0%
273-011917-00	91,600	91,600	0	0.0%
273-011918-00	86,900	86,900	0	0.0%
273-011919-00	86,900	86,900	0	0.0%
273-011920-00	86,900	86,900	0	0.0%
273-011921-00	91,600	91,600	0	0.0%
273-011922-00	86,900	86,900	0	0.0%
273-011923-00	86,900	86,900	0	0.0%
273-011924-00	86,900	86,900	0	0.0%
273-011925-00	91,700	91,700	0	0.0%
273-011926-00	86,900	86,900	0	0.0%
273-011927-00	86,900	86,900	0	0.0%
273-011928-00	91,700	91,700	0	0.0%
273-011929-00	86,900	86,900	0	0.0%

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value	Market value	2018 to 2019 Variance	%
	2018 Assigned Value	2019 Assigned Value		
273-011930-00	92,100	92,100	0	0.0%
273-011931-00	91,700	91,700	0	0.0%
273-011932-00	91,700	91,700	0	0.0%
273-011933-00	91,700	91,700	0	0.0%
273-011934-00	92,700	92,700	0	0.0%
273-011935-00	98,300	98,300	0	0.0%
273-011936-00	87,500	87,500	0	0.0%
273-011937-00	87,900	87,900	0	0.0%
273-011938-00	92,700	92,700	0	0.0%
273-011939-00	87,900	87,900	0	0.0%
273-011940-00	92,700	92,700	0	0.0%
273-011941-00	92,700	92,700	0	0.0%
273-011942-00	92,700	92,700	0	0.0%
273-011943-00	93,100	93,100	0	0.0%
273-011944-00	92,700	92,700	0	0.0%
273-011945-00	92,700	92,700	0	0.0%
273-011946-00	92,700	92,700	0	0.0%
273-011947-00	93,100	93,100	0	0.0%
273-011948-00	87,500	87,500	0	0.0%
273-011949-00	93,100	93,100	0	0.0%
273-011950-00	92,700	92,700	0	0.0%
273-011951-00	93,900	93,900	0	0.0%
273-011952-00	132,600	132,600	0	0.0%
273-011953-00	129,400	129,400	0	0.0%
273-011954-00	129,400	129,400	0	0.0%
273-011955-00	132,600	132,600	0	0.0%
273-011956-00	129,400	129,400	0	0.0%
273-011957-00	129,400	129,400	0	0.0%
273-011958-00	129,400	129,400	0	0.0%
273-011959-00	129,400	129,400	0	0.0%

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value	Market value	2018 to 2019 Variance	%
	2018 Assigned Value	2019 Assigned Value		
273-011960-00	132,600	132,600	0	0.0%
273-011961-00	132,600	132,600	0	0.0%
273-011962-00	132,600	132,600	0	0.0%
273-011963-00	132,600	132,600	0	0.0%
273-011964-00	129,400	129,400	0	0.0%
273-011965-00	129,400	129,400	0	0.0%
273-011966-00	129,400	129,400	0	0.0%
273-011967-00	129,400	129,400	0	0.0%
273-011968-00	132,600	132,600	0	0.0%
273-011969-00	107,700	107,700	0	0.0%
273-011970-00	129,400	129,400	0	0.0%
273-011971-00	132,600	132,600	0	0.0%
273-011972-00	134,300	134,300	0	0.0%
273-011973-00	137,800	137,800	0	0.0%
273-011974-00	143,600	143,600	0	0.0%
273-011975-00	124,800	124,800	0	0.0%
273-011976-00	138,400	138,400	0	0.0%
273-011977-00	137,800	137,800	0	0.0%
273-011978-00	134,300	134,300	0	0.0%
273-011979-00	137,800	137,800	0	0.0%
273-011980-00	137,800	137,800	0	0.0%
273-011981-00	137,800	137,800	0	0.0%
273-011982-00	112,900	112,900	0	0.0%
273-011983-00	137,800	137,800	0	0.0%
<b>Total</b>	<u>38,637,900</u>	<u>38,699,100</u>		
<b>H2 Hotel TIF</b>				
273-012706-00	7,940,900	8,490,900	550,000	6.9%
<b>Total</b>	7,940,900	8,490,900		
<b>Cooker TIF</b>				
273-012707-00	617,800	617,800	0	0.0%
<b>Total</b>	<u>617,800</u>	<u>617,800</u>		

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value 2018 Assigned Value	Market value 2019 Assigned Value	2018 to 2019 Variance	%
<b>McKitrick</b>				
<u>Phase I</u>				
273-007487-00	7,121,600	0	-7,121,600	-100.0%
273-007531-00	112,900	0	-112,900	-100.0%
<b>Total Phase I</b>	7,234,500	0		
<u>Phase II</u>				
273-008203-00	29,861,300	29,861,300	0	0.0%
273-001687-00	9,997,600	9,997,600	0	0.0%
273-008210-00	23,920,900	23,920,900	0	0.0%
<b>Total Phase II</b>	63,779,800	63,779,800	0	0.0%
<b>Total TIF</b>	<u>71,014,300</u>	<u>63,779,800</u>		
<b>Perimeter West</b>				
273-001898-00	155,500	155,500	0	0.0%
273-001899-00	100,200	100,200	0	0.0%
273-002476-00	47,200	47,200	0	0.0%
273-003679-00	889,500	889,500	0	0.0%
273-010212-00 (Split from 273-010211)	6,388,400	6,388,400	0	0.0%
273-010700-00 (Split from 273-001900)	12,203,800	12,203,800	0	0.0%
273-001900-00	1,107,900	1,107,900	0	0.0%
273-005937-00	2,046,500	2,046,500	0	0.0%
273-012128-00	251,500	251,500	0	0.0%
273-012131-00	1,151,200	1,151,200	0	0.0%
273-012133-00	285,600	285,600	0	0.0%
273-012148-00	4,086,500	2,369,500	-1,717,000	-42.0%
273-012163-00	724,700	724,700	0	0.0%
273-012164-00	724,700	724,700	0	0.0%
273-012165-00	724,700	724,700	0	0.0%
273-012167-00	288,000	288,000	0	0.0%
273-012201-00	419,700	419,700	0	0.0%



Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value 2018 Assigned Value	Market value 2019 Assigned Value	2018 to 2019 Variance	%
273-012202-00	158,800	158,800	0	0.0%
273-012217-00	724,900	724,900	0	0.0%
273-012231-00	1,822,600	1,822,600	0	0.0%
273-012232-00	1,230,800	1,230,800	0	0.0%
273-012252-00	554,800	554,800	0	0.0%
273-012253-00	1,064,100	1,064,100	0	0.0%
273-012256-00	283,700	283,700	0	0.0%
273-012257-00	527,900	527,900	0	0.0%
273-012321-00	534,800	534,800	0	0.0%
273-012351-00	688,400	688,400	0	0.0%
273-012352-00	462,900	462,900	0	0.0%
273-012373-00	319,700	319,700	0	0.0%
273-012374-00	335,300	335,300	0	0.0%
273-012424-00	243,000	243,000	0	0.0%
273-012425-00	251,500	251,500	0	0.0%
273-012708-00	813,500	813,500	0	0.0%
273-012709-00	817,800	817,800	0	0.0%
<b>Total</b>	<u>42,430,100</u>	<u>40,713,100</u>		
<b><u>Thomas Kohler</u></b>				
273-004511-00	144,300	144,300	0	0.0%
273-005382-00	82,900	82,900	0	0.0%
273-010594-00 (Split from 273-007677)	17,781,200	17,781,200	0	0.0%
273-012233-00 (split from 273-010595)	16,067,300	16,541,300	474,000	3.0%
273-010645-00 (Split from 273-007676)	11,300	11,300	0	0.0%
273-010646-00 (Split from 273-007676)	17,400	17,400	0	0.0%
273-011313-00	146,400	146,400	0	0.0%
273-011430-00 6265 Emerald Parkway	413,200	413,200	0	0.0%
273-011431-00	636,100	636,100	0	0.0%

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value 2018 Assigned Value	Market value 2019 Assigned Value	2018 to 2019 Variance	%
6275 Emerald Parkway				
273-011432-00 6295 Emerald Parkway	413,200	413,200	0	0.0%
273-011433-00 6305 Emerald Parkway	413,200	413,200	0	0.0%
273-011775-00 6285 Emerald Parkway-00	550,200	653,100	102,900	18.7%
273-011776-00 6315 Emerald Parkway-00	413,200	413,200	0	0.0%
273-012073-00	1,144,800	0	-1,144,800	-100.0%
273-012125-00	4,367,200	4,367,200	0	0.0%
273-012127-00	7,322,600	7,322,600	0	0.0%
273-012205-00	3,117,700	3,117,700	0	0.0%
273-012206-00	1,762,300	1,762,300	0	0.0%
273-012207-00	458,300	458,300	0	0.0%
273-012214-00	306,600	306,600	0	0.0%
273-012215-00	1,591,400	1,591,400	0	0.0%
273-012258-00	400,400	400,400	0	0.0%
273-012259-00	442,900	442,900	0	0.0%
273-012323-00	275,300	275,300	0	0.0%
273-012385-00	216,100	216,100	0	0.0%
273-012397-00	500,700	500,700	0	0.0%
273-012426-00	419,000	419,000	0	0.0%
273-012617-00	206,600	206,600	0	0.0%
273-012618-00	227,300	227,300	0	0.0%
273-012726-00	263,100	263,100	0	0.0%
273-012727-00	230,800	230,800	0	0.0%
273-012839-00	721,300	721,300	0	0.0%
273-012997-00	0	298,900	298,900	
273-012998-00	0	980,900	980,900	
<b>Total</b>	<u>61,064,300</u>	<u>61,776,200</u>		
<b>Ruscilli-00</b>				
273-009800-00	1,658,100	1,658,100	0	0.0%

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value 2018 Assigned Value	Market value 2019 Assigned Value	2018 to 2019 Variance	%
(Split from 273-000318)-00				
273-001845-00	4,839,600	4,839,600	0	0.0%
273-009976-00	1,470,800	4,043,200	2,572,400	174.9%
273-010203-00 (Split from 273-001916)-00	3,786,000	3,786,000	0	0.0%
273-009719-00 (Split from 273-001844)-00	1,146,400	1,670,100	523,700	45.7%
273-008211-00	3,282,300	3,282,300	0	0.0%
273-008212-00	9,845,100	9,845,100	0	0.0%
273-010938-00	508,900	508,900	0	0.0%
273-010939-00	549,200	503,900	-45,300	-8.2%
273-010940-00	549,200	549,200	0	0.0%
273-010941-00	549,200	549,200	0	0.0%
273-010942-00	549,200	549,200	0	0.0%
273-010943-00	549,200	549,200	0	0.0%
273-010944-00	549,200	549,200	0	0.0%
273-011044-00	292,500	292,500	0	0.0%
273-011047-00	184,500	184,500	0	0.0%
273-011297-00	7,775,700	7,775,700	0	0.0%
273-012162-00	493,000	493,000	0	0.0%
273-012189-00	564,900	564,900	0	0.0%
273-012197-00	564,800	564,800	0	0.0%
273-012213-00	543,500	543,500	0	0.0%
273-012293-00	558,000	558,000	0	0.0%
273-012711-00	509,100	509,100	0	0.0%
273-012712-00	509,100	509,100	0	0.0%
273-012713-00	514,100	514,100	0	0.0%
273-012714-00	514,100	514,100	0	0.0%
<b>Total</b>	<u>42,855,700</u>	<u>45,906,500</u>		
<b>Pizzutti</b>				
273-009718-00 (Split from 273-001702)	8,902,500	8,902,500	0	0.0%

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value	Market value	2018 to 2019 Variance	%
	2018 Assigned Value	2019 Assigned Value		
273-001702-00	9,631,500	9,631,500	0	0.0%
<b>Total</b>	<u>18,534,000</u>	<u>18,534,000</u>		
<b><u>Rings</u></b>				
273-008241-00 (From 273-009759/9760) (Previously 273-5398)	26,654,500	26,654,500	0	0.0%
<b>Total</b>	<u>26,654,500</u>	<u>26,654,500</u>		
<b><u>Woerner Temple</u></b>				
273-001594-00	14,416,100	14,416,100	0	0.0%
<b>Total</b>	<u>14,416,100</u>	<u>14,416,100</u>		
<b><u>Embassy Suites</u></b>				
273-009972-00	43,853,600	43,853,600	0	0.0%
<b>Total</b>	<u>43,853,600</u>	<u>43,853,600</u>		
<b><u>Rings/Frantz</u></b>				
273-009964-00	33,583,800	33,583,800	0	0.0%
<b>Total</b>	<u>33,583,800</u>	<u>33,583,800</u>		
<b><u>Historic Dublin Parking</u></b>				
273-000022-00	650,000	650,000	0	0.0%
273-012158-00	137,800	137,800	0	0.0%
273-012159-00	581,900	581,900	0	0.0%
273-012160-00	722,500	722,500	0	0.0%
<b>Total</b>	<u>2,092,200</u>	<u>2,092,200</u>		
<b><u>Perimeter Loop</u></b>				
273-010471-00	3,037,300	3,037,300	0	0.0%
273-010474-00	38,900	38,900	0	0.0%
<b>Total</b>	<u>3,076,200</u>	<u>3,076,200</u>		
<b><u>Irean Place</u></b>				
273-008179-00	71,800	71,800	0	0.0%
274-000101-00	265,300	0	-265,300	-100.0%
274-000102-00	726,100	194,600	-531,500	-73.2%
<b>Total</b>	<u>1,063,200</u>	<u>266,400</u>		
<b><u>Shamrock Boulevard</u></b>				
273-008805-00	4,528,800	4,528,800	0	0.0%
<b>Total</b>	<u>4,528,800</u>	<u>4,528,800</u>		
<b><u>Shier Rings</u></b>				

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
	Market value	Market value		
Tax Increment Financing District	2018 Assigned Value	2019 Assigned Value	2018 to 2019 Variance	%
273-005320-00	566,700	566,700	0	0.0%
<b>Total</b>	<u>566,700</u>	<u>566,700</u>		
<b><u>Kroger Centre</u></b>				
273-008385-00				
273-011339-00	7,522,300	7,522,300	0	0.0%
273-011340-00	8,721,900	8,721,900	0	0.0%
273-012356-00	1,253,500	1,253,500	0	0.0%
273-012661-00	2,081,000	2,081,000	0	0.0%
273-012662-00	1,438,100	1,438,100	0	0.0%
<b>Total</b>	<u>21,016,800</u>	<u>21,016,800</u>		
<b><u>Lifetime Fitness</u></b>				
273-012153-00	11,259,200	11,259,200	0	0.0%
273-012154-00	116,200	116,200	0	0.0%
<b>Total</b>	<u>11,375,400</u>	<u>11,375,400</u>		
<b><u>River Ridge</u></b>				
273-008269-00	7,200,600	7,200,600	0	0.0%
273-012462-00	974,100	974,100	0	0.0%
	<u>8,174,700</u>	<u>8,174,700</u>		
<b><u>Shamrock Crossing</u></b>				
273-012174-00	792,800	792,800	0	0.0%
273-012184-00	2,921,500	2,921,500	0	0.0%
273-012199-00	8,700,700	8,700,700	0	0.0%
273-012383-00	7,831,600	7,831,600	0	0.0%
273-012615-00	2,219,300	2,219,300	0	0.0%
273-012616-00	525,700	525,700	0	0.0%
<b>Total</b>	<u>22,991,600</u>	<u>22,991,600</u>		
<b><u>Dublin Methodist Hospital TIF</u></b>				
273-011780-00	13,683,300	20,985,400	7,302,100	53.4%
<b>Total</b>	<u>13,683,300</u>	<u>20,985,400</u>		
<b><u>Bridge and High Street TIF</u></b>				
273-012260-00	1,191,500	1,191,500	0	0.0%
273-012261-00	2,008,000	2,008,000	0	0.0%
<b>Total</b>	<u>3,199,500</u>	<u>3,199,500</u>		

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value 2018 Assigned Value	Market value 2019 Assigned Value	2018 to 2019 Variance	%
<b><u>Delta Energy TIF</u></b>				
273-012333-00	2,067,000	2,067,000	0	0.0%
<b>Total</b>	<u>2,067,000</u>	<u>2,067,000</u>		
<b><u>Nestle TIF</u></b>				
273-004516-00	2,059,600	2,059,600	0	0.0%
<b>Total</b>	<u>2,059,600</u>	<u>2,059,600</u>		
<b><u>Vrable</u></b>				
273-012446-00	13,769,900	13,769,900	0	0.0%
<b>Total</b>	<u>13,769,900</u>	<u>13,769,900</u>		
<b><u>West Innovation</u></b>				
275-000005-00	25,500	25,500	0	0.0%
275-000009-00	2,767,300	2,767,300	0	0.0%
275-000010-00	75,913,700	46,913,700	-29,000,000	-38.2%
275-000011-00	96,300	96,300	0	0.0%
<b>Total</b>	<u>78,802,800</u>	<u>49,802,800</u>		
<b><u>Innovation TIF</u></b>				
273-007012-00	300	300	0	0.0%
273-012619-00	5,428,600	5,428,600	0	0.0%
<b>Total</b>	<u>5,428,900</u>	<u>5,428,900</u>		
<b><u>BSD Block A TIF</u></b>				
273-012719-00	0	15,046,000	15,046,000	
273-012720-00	0	1,400	1,400	
273-012755-00	0	90,000	90,000	
<b>Total</b>	<u>0</u>	<u>15,137,400</u>		
<b><u>BSD Block B TIF</u></b>				
273-012668-00	0	25,268,600	25,268,600	
273-012669-00	0	10,698,100	10,698,100	
273-012738-00	0	362,700	362,700	
273-012739-00	0	9,743,500	9,743,500	
273-012740-00	0	574,800	574,800	
<b>Total</b>	<u>0</u>	<u>46,647,700</u>		
<b><u>BSD Block C TIF</u></b>				
273-012659-00	8,282,900	11,116,800	2,833,900	34.2%
273-012660-00	19,003,600	24,083,700	5,080,100	26.7%
273-012704-00	1,033,500	1,033,500	0	0.0%
273-012705-00	5,716,000	8,601,000	2,885,000	50.5%
<b>Total</b>	<u>34,036,000</u>	<u>44,835,000</u>		

Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
Tax Increment Financing District	Market value 2018 Assigned Value	Market value 2019 Assigned Value	2018 to 2019 Variance	%
<b>Tuller 40 TIF</b>				
273-012633-00	4,782,800	5,282,800	500,000	10.5%
273-012634-00	5,112,200	5,514,800	402,600	7.9%
273-012636-00	1,386,400	4,076,400	2,690,000	194.0%
273-012637-00	898,300	2,898,300	2,000,000	222.6%
273-012642-00	1,841,200	2,982,100	1,140,900	62.0%
273-012643-00	884,300	3,874,300	2,990,000	338.1%
273-012645-00	2,325,100	3,015,100	690,000	29.7%
273-012647-00	4,804,800	5,304,800	500,000	10.4%
273-012648-00	2,424,200	3,014,200	590,000	24.3%
<b>Total</b>	<u>24,459,300</u>	<u>35,962,800</u>		
<b>Penzone TIF</b>				
273-009119-00	968,900	2,760,000	1,791,100	184.9%
<b>Total</b>	<u>968,900</u>	<u>2,760,000</u>		
<b><u>BSD Incentive District TIF</u></b>				
273-012942-00		56,500	56,500	
273-012943-00		56,300	56,300	
273-012944-00		57,300	57,300	
273-012945-00		57,300	57,300	
273-012946-00		57,300	57,300	
273-012947-00		57,300	57,300	
273-012948-00		55,100	55,100	
273-012949-00		53,600	53,600	
273-012950-00		56,700	56,700	
273-012951-00		56,800	56,800	
273-012952-00		56,500	56,500	
273-012953-00		57,100	57,100	
273-012954-00		55,700	55,700	
273-012955-00		55,600	55,600	
273-012956-00		57,000	57,000	
273-012957-00		56,100	56,100	
273-012958-00		52,300	52,300	
273-012959-00		55,700	55,700	
273-012960-00		55,700	55,700	
273-012961-00		55,600	55,600	
273-012962-00		55,800	55,800	
273-012963-00		56,700	56,700	
273-012964-00		56,700	56,700	
273-012965-00		55,600	55,600	
273-012966-00		55,700	55,700	
273-012967-00		55,700	55,700	
273-012968-00		55,200	55,200	
273-012969-00		56,700	56,700	
273-012970-00		50,900	50,900	
273-012971-00		55,300	55,300	
273-012972-00		55,500	55,500	



Recap of TIF Values By Year Tax Year 2019 (Received in 2020)			Increase Decrease	
	Market value	Market value		
Tax Increment Financing District	2018 Assigned Value	2019 Assigned Value	2018 to 2019 Variance	%
273-012973-00		55,600	55,600	
273-012974-00		55,900	55,900	
273-012975-00		54,600	54,600	
273-012976-00		54,000	54,000	
273-012977-00		54,900	54,900	
273-012978-00		53,100	53,100	
273-012979-00		53,900	53,900	
273-012980-00		57,200	57,200	
273-012981-00		55,200	55,200	
273-012982-00		56,100	56,100	
273-012725-00	470,400	0	-470,400	-100.0%
<b>Total</b>	<u>470,400</u>	<u>2,281,800</u>		
<b>BSD Block Z TIF</b>				
273-000004-00	1,243,900	0	-1,243,900	-100.0%
273-000108-00	369,400	0	-369,400	-100.0%
273-012724-00	342,000	344,200	2,200	0.6%
273-012983-00		204,400	204,400	
273-012984-00		1,235,900	1,235,900	
273-013025-00		2,446,400	2,446,400	
<b>Total</b>	<u>1,955,300</u>	<u>4,230,900</u>		
<b>Grand Total Commercial</b>	<u>\$657,389,500</u>	<u>\$720,282,900</u>		
<b>Residential TIFs</b>				
Tartan West TIF (Union County)	154,433,990	159,006,620	4,572,630	2.96%
<b>Total Tartan West</b>	<u>154,433,990</u>	<u>159,006,620</u>		

PARCEL NUMBER	Project	CDQYR	OWNER	LEGAL1	LAND USE	CURR2	DEL2	CURR2SA	DEL2SA	CURR2TIF	DEL2TIF	DEL3TIF	TIF TOTAL	PARCEL TOTAL
273-003679-00	90-019	CERT DELQ YR - 2012	LA MYERS S G LTD	6728 HYLAND AND CROY	CLASS: 350	\$ 25,337.30	\$ 36,783.49	\$ -	\$ -	\$ 8,919.92	\$ 28,755.41	\$ -	\$ 37,675.33	\$ 99,796.12
273-011825-00	90-020	CERT DELQ YR - 2019	MCKNIGHT AMY	MANOR AT CRAUGHWELL	CLASS: 550	\$ 97.57	\$ 110.02	\$ -	\$ -	\$ 2,196.83	\$ 2,477.43	\$ -	\$ 4,674.26	\$ 4,881.85
273-012253-00	90-019	CERT DELQ YR - 2019	COLUMBUS ENDOCRINE CONSULTANTS LLC	PERIMETER PLACE	CLASS: 450	\$ 177.28	\$ 9.05	\$ -	\$ -	\$ 39,301.27	\$ 2,916.80	\$ -	\$ 42,218.07	\$ 42,404.40