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**Franklin County / City of Hilliard  
Tax Incentive Review Council Annual Meeting**

Virtual Meeting  
Thursday, June 23, 2022

**AGENDA**

**Franklin County / City of Hilliard / HCSD / Norwich Twp.**

- I. Call to Order**
- II. Approval of the Monday, August 16, 2021 Franklin County Annual TIRC Meeting Minutes**
- III. Review of Post-1994 CRAs**
  - a. Advanced Drainage Systems, Inc.
  - b. Ashford at Sturbridge LLC
  - c. Credit Union of Ohio, Inc.
  - d. InnSight Hospitality, LLC
  - e. JAJ Holdings Limited, LLC
  - f. JD Equipment
  - g. MERCO IV, LLC
  - h. Purdy Bowl Realty
  - i. Granite Inliner
  - j. RKD Holdings & Siekmann LLC
  - k. Roundtree Rentals Ltd.
  - l. RRIHQ LLC & Hilliard Preserve
  - m. Vadata, Inc.
- IV. TIF Review**
- V. Adjournment**



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**Franklin County / City of Hilliard / HCSD / Norwich Twp  
Tax Incentive Review Council Members**

<b>Name</b>	<b>Entity</b>
<b>Les Carrier</b>	City of Hilliard
<b>David Delande</b>	City of Hilliard
<b>Brian Wilson</b>	Hilliard City School District
<b>Jamie Fisher</b>	Norwich Township
<b>Jamie Miles</b>	Norwich Township
<b>Tammy Woods</b>	Tolles Career & Technical Center
<b>Auditor Michael Stinziano</b>	Franklin County Auditor
<b>Carlie Boos</b>	Franklin County Commissioners Appt
<b>Julie Verne Orr</b>	Franklin County Commissioners Appt
<b>Kelan Craig</b>	Franklin County Commissioners Appt
<b>Beth Clark</b>	Brown Township
<b>Becky Kent</b>	Brown Township

**2021 FRANKLIN COUNTY  
TAX INCENTIVE REVIEW COUNCIL ANNUAL MEETING**

**In the Matter of:  
City of Hilliard**

**Monday, August 16, 2021  
2:15 p.m.**

**Julissa M. Barreto Tiruchelvam  
Franklin County Economic and Development Administrative Assistant II**

## **THE CITY OF HILLIARD**

### **TAX INCENTIVE REVIEW COUNCIL**

MICHAEL STINZIANO: Greetings and welcome to the 2021 City of Hilliard Tax Incentive Review Council meeting. Today is August 16, 2021 and I am Michael Stinziano the Franklin County Auditor, which means I have the duty of also being the statutory chairperson for the TIRC. At this time, I will ask each TIRC member or designee to state their name and the agency that they are representing starting with. I will start, I am Michael Stinziano.

- **Franklin County Auditor**
  - *Michael Stinziano, TIRC Chairperson*
- **City of Hilliard**
  - *Kelly McGivern, City Council*
- **Franklin County Board of Commissioners**
  - *Carlie Boos, Appointed Representative/TIRC Vice-Chair*
  - *Kelan Craig, Appointed Representative*
- **Norwich Township**
  - *Jamie Fisher*
- **Brown Township**
  - *Not present*
- **Hilliard City School District**
  - *Brian Wilson*
- **Tolles Career & Technical Center**
  - *Tammy Woods*

MICHAEL STINZIANO: Thank you for being in attendance. As you can see, we got a roaming microphone. Who did I forget?

DAVID DELANDE: Dave Delande, City of Hilliard.

MICHAEL STINZIANO: I apologize, apologize... Just looking at the script. Anyone else from the City of Hilliard that is in attendance and would like to state their name and introduce themselves?

DAVID MEADOWS: David Meadows, CRA Housing Officer.

MICHAEL STINZIANO: Thank you, I will now ask that the staff from the Franklin County Auditor's Office to introduce themselves.

LANE NEWCOME: Lane Newcome of Franklin County Auditor's Office.

MICHAEL STINZIANO: Is there anybody else for the purpose of the record and moving microphone that would like to introduce themselves? (pause) Very good! Thank you again all for being in attendance. We will move on to approve the minutes. Please review last year's minutes dated August 10, 2020. Are there any necessary corrections and/or changes? (pause) Hearing and seeing none, is there a motion to approve the minutes?

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved second. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause) The minutes have passed. Now we will move to the CRA report review. We will review and

vote on the status of each Post 94 CRA abatement report for tax year 2020. Who will be presenting today?

DAVID MEADOWS: I will.

MICHAEL STINZIANO: Please say it for the record.

DAVID MEADOWS: David Meadows.

MICHAEL STINZIANO: Great, David. The floor is yours.

DAVID MEADOWS: Ok, the first project we have on the agenda is Advanced Drainage. This is their corporate headquarters facility. They have exceeded every job creation metric and they're one of our top 5 employers, so the City recommends the continuation.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments for member of the TIRC? (pause) Seeing none, I would like to seek a motion to accept the report and find it in compliance.

CARLIE BOOS: This is Carlie, so moved.

KELLY MCGIVERN: Second, Kelly McGivern.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next we have Ashford at Sturbridge. This is an assisted living facility in the City of Hilliard. A portion of it is allocated for affordable senior living. The company has not hit their job creation requirement. Most of those are part time employees, but they have met their total payroll commitment. The City recommends continuation.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments for member of TIRC? (pause) If there is no further review, I would like to seek a motion to accept the report and find it in compliance. (pause)

KELLY MCGIVERN: So moved, Kelly McGivern.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It has been moved second. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause)

CARLIE BOOS: This is Carlie, and I abstain.

MICHAEL STINZIANO: Thank you, the report is accepted.

DAVID MEADOWS: Next we have Credit Union of Ohio. Again, this is their headquarters facility and branch. They are one of the, I think the biggest sponsor of City events we have in the community, so they are also a great community partner.

MICHAEL STINZIANO: You guys have a lot of events.

DAVID MEADOWS: (laugh) So, they have met their job creation requirements, so we recommend continuation.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments? (pause) If there is no further review, I would like to seek a motion to accept the report and find it in compliance. (pause)

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved second. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next we have InnSight Hospitality. This is for a Marriott Townplace. This project, they opened a hotel, of course in the worse year imaginable. They did just get occupancy over the summer. So, you will notice that what they had the total number of jobs they haven't hit their total payroll. We take an aggregate of the withholding that they generate over the year and back ended the payroll figures from there. So, we recommend continuation on this one.

MICHAEL STINZIANO: Thank you for the report recommendations. Are there any questions and/or comments? (pause) If there is no further review, I would like to seek a motion to accept the CRA report and find it in compliance. (pause)

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved second. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next we have JAJ Holdings. This is for Premium Beverage that is the company name, they are a beer distributor. They actually purchased this facility and



renovated it after there was some arson damage on it but and they have met and exceeded every job creation requirement. So, we recommend the continuation.

MICHAEL STINZIANO: Thank you for the report recommendations. Are there any questions and/or comments? (pause) If there is no further review, I would like to seek a motion to accept the report and find it in compliance. (pause)

CARLIE BOOS: This is Carlie, so moved.

KELLY MCGIVERN: Second.

MICHAEL STINZIANO: It has been moved second. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next on the list we have JD Equipment. JD Equipment was bought out by a new company called Ag-Pro. They have met all their job creation requirements. There was a little bit of confusion over the abatement because it should only cover one of two buildings that were on the parcels. They merged parcels, so just making sure that that's factored in. But recommend continuation.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments? (pause) Hearing and seeing none, I would like to seek a motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved to second. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next we have on the list is, it goes under MERCO IV, that is the building owner, but it is a medical office building that was constructed in the City. Its two primary tenants are Orthopedic one and Pediatric associates. Their agreement was drafted differently than the next one you will see it in the agenda. But they did meet their job creation and payroll requirements in previous years. This agreement does not require that they maintain it annually. It is just they met within that observation period. The next one that we will be seeing in the agenda will be a different case. But recommend continuation on this one as well.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments? (pause) If there is no further review, I would like to seek a motion to accept the report and find it in compliance.

KELLY MCGIVERN: So moved.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It has been moved to second. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next on the list we have Purdy Bowl this is for Ten Pin Alley which is, if you know Hilliard at all it is the bowling alley that is in the community. We had a small business owner invest a significant amount of money into turning this into a, really, entertainment space kind of beyond a bowling alley. It was a great amenity for the community. Unfortunately, last year was not a great year for entertainment venue. So, although they did not meet their job requirements because of the pandemic, we recommend the continuation of this project.

MICHAEL STINZIANO: Thank you for the report. Are there any questions or comments? (pause) If there is no further review, I would like to seek a motion to accept the report and find it in compliance.

KELAN CRAIG: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved to second. All those in favor please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for oppositions and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next on the list we have RKD Holdings. This project was for Sunbelt Rentals new facility, located near Cemetery Road and I-270. The purpose of this incentive was relocating them from our downtown area to encourage redevelopment. They have met the job creation requirements and we recommend continuation.

MICHAEL STINZIANO: Thank you for the report and recommendations. Any questions or comments? If there is no further review, I would like to seek a motion to accept the report and find it in compliance.

KELLY MCGIVERN: So moved.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next on the list, we have Roundtree Rentals. This was for the relocation of Starliner Diner. Which again, similar to Sunbelt Rentals, it was to relocate it for redevelopment near downtown core. They have met the job creation and retention requirements and we recommend continuation.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments? If there is no further review, I would like to seek a motion to accept the report and find it in compliance.

CARLIE BOOS: This is Carlie, so moved.

MS. (inaudible): Second.

MICHAEL STINZIANO: It has been moved and seconded all those in favor. Please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted.

DAVID MEADOWS: Next on the list we have RRIhQ. This is a building that is owned by Equity, which is a local real-estate company, but it houses Battelle for kids. It's a great entity to have in our community. We recommend continuation of this one as well.

MICHAEL STINZIANO: Thank you for the report and recommendation. Are there any questions or comments? If there is no further review, I would like to seek a motion to accept the report and find it in compliance.

KELLY MCGIVERN: So moved.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. One more to go.

DAVID MEADOWS: All right. The VADATA now is actually in the packet, three times. It is because each building, on this development has a unique 15-year abatement. However, the total investment, the job creation is all tied to the same entity. So far to date, they have invested over a billion dollars for the build out of this data center facility. They have 122 jobs and over 12 million dollars in annual payroll. They far exceeded all the metrics of their agreement. We recommend continuation.

MICHAEL STINZIANO: Thank you for the report and recommendation. Unless there any objections from the TIRC members, we will seek one vote because they are kind of altogether. Seeing no objections, I will now seek motion to accept the report and find it in compliance.

KELLY MCGIVERN: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded all those in favor. Please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for any opposition and any abstentions? (pause) The report is accepted. Thank you for the presentation. Next, we will move to the TIF review. We will review on the City of Hilliard TIF District Status Report for Tax Year 2020 and acknowledge the Auditors delinquent tax parcel list included in the TIRC packet. Will you be continuing the presentations trend?

DAVID MEADOWS: I will.

MICHAEL STINZIANO: We will begin with the Brown Township one, which is one TIF report.

DAVID MEADOWS: So, the Brown Township TIF is actually a TIF that straddles both Norwich Township and Brown Township. One parcel of the Square at Latham is within Brown Township, it is undeveloped but because we have the parcel in Brown Township, we have to have a separate TIRC. So, that is why it is on here. And I will get in to Square at Latham a little bit more. I guess I could do it now, but you will notice that this is one of our few TIFs that have a balance. This is a really weird situation where the developer has not submitted certified costs. So, the only expenditures that we have out of it are the payments to the JVS to tolls and to the school district. So, we are holding theirs until we get certified costs.

LANE NEWCOME: Historically we do different Townships through one meeting. So you do not have to call a second one. You could do Brown Township right now.

TRENT: So that's it for Brown Township. (laugh)

MICHAEL STINZIANO: Thank you for the report. Are there any questions or comments? If there's no further review, I would like to seek motion to accept the TIF reports and find them in compliance.

KELLY MCGIVERN: So moved.

CARLIE BOOS: Second.

MICHAEL STINZIANO: It has been moved and seconded. All those in favor, please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for the opposition and any abstentions? The TIF report is accepted. The next is the Norwich Township, which will be one TIF report, but will have multiple Districts, but we will still end up with one vote.

DAVID MEADOWS: So, in the packet today I gave a condensed summary of the county that provide the packet that we provided had a worksheet for every individual TIFs, so if you want to learn more about each individual project that they cover it is available. But in summary, we have two TIFs that really had a cash balance of any significance. One was the Square at Latham TIF, which I mentioned, that is where we are waiting for the certified cost from the developer. The second one is the Anderson Meadows TIF, which they are both a single-family component and a multi-family. The City purchased property for the extension of Cosgray Road and had to borrow money to do it. So that closed in January of this year. So, the City will actually not get a full recoupment of those cost but have obligated those monies towards that.

MICHAEL STINZIANO: Thank you for the report. Are there any questions or comments from members of the TIRC? (pauses) If there is no further review, I would like to seek motion and accept the TIF reports and find them in compliance.

KELLY MCGIVERN: So moved.

KELAN CRAIG: Second.

MICHAEL STINZIANO: It has been moved and second all those in favor. Please signify by voting Aye.

EVERYONE: Aye.

MICHAEL STINZIANO: Same sign for the opposition and any abstentions? (pause) The report is accepted. Next item is my declaration. That is, many in the room may know when a local government seeks to create a new TIF or Enterprise Zone, they do file a DTE 24 application with the Auditor's office for review and with the Department of Taxation. As an auditor, I am asked on this form if I'm neutral toward the project or have a recommendation that the department of tax should grant or deny the application. Beginning in 2021, all entities that issue TIFs or enterprise zones, were given notice that the auditor's office will begin to recommend applications be denied if a local government shows a pattern of failing in proper administration of existing projects, or if they do not timely supply the information required for the TIRC at least two weeks prior to the hearing. Happy to announce that Hilliard has met both of these standards. So, unless there is a problem, with a particular project will continue to receive a neutral recommendation on new DTE 24 filings. Is there any other business for the TIRC today? Hearing and seeing none, we are adjourned. Thank you, everyone.

The proceedings were concluded at 2:29 p.m.



I do hereby certify that the foregoing is a true, correct, and complete written transcript of the proceedings in this matter, taken by me on 16<sup>th</sup> day of August 2021, and transcribed from Franklin County Economic and Development digital voice recorder.

Julissa M. Barreto Tiruchelvam

Franklin County Economic Development and Planning Administrative Assistant II



Resolution: 21-R-65

Adopted: October 25, 2021

Page 1 of 2

Effective: October 25, 2021

**A RESOLUTION APPROVING THE 2021 RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL ("TIRC") FOR THE REVIEW OF COMMUNITY REINVESTMENT AREA AND TAX INCREMENT FINANCING PROJECTS**

**WHEREAS**, the City has Community Reinvestment Area ("CRA") Agreements and Tax Increment Financing ("TIF") projects in the City for purposes of economic development; and

**WHEREAS**, pursuant to R.C. 5709.85(A)(2) the City created a Tax Incentive Review Council (TIRC) to annually review all agreements granting exemptions from property taxation in CRAs and exemptions from property taxation resulting from the declaration of public purpose improvements pursuant to TIF exemptions (the CRA and TIFs collectively hereafter referred to as the "exemption projects"); and

**WHEREAS**, pursuant to Section 5709.85 of the Ohio Revised Code, the City's TIRC must meet annually to review all exemption projects as to compliance with applicable statutes and agreements; and

**WHEREAS**, the City's TIRC held its annual public meeting on August 16, 2021, to review the exemption projects in the City, and after full discussion, voted to recommend the continuation of each exemption project; and

**WHEREAS**, by law, City Council must vote to accept, reject, or modify all or any portion of the TIRC recommendations.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Hilliard, Ohio that:

**SECTION 1.** City Council accepts the recommendations of the Hilliard Tax Incentive Review Council to maintain the approved exemption projects identified in Exhibit "A" attached hereto and incorporated herein.

**SECTION 2.** The Clerk of Council shall forthwith send a certified copy of this Resolution to the Franklin County Auditor.

**SECTION 3.** This Resolution is effective upon adoption.

**ATTEST:**

Diane C. Werbrich, MMC  
Clerk of Council

**SIGNED:**

Pete Marsh, President  
City Council

APPROVED AS TO FORM:



Philip K. Hartmann  
Director of Law

✓ Vote Record - Resolution 21-R-65						
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Held Over <input type="checkbox"/> Withdrawn <input type="checkbox"/> Positive Recommendation <input type="checkbox"/> No Recommendation <input type="checkbox"/> Referred Back To Committee			Yes/Aye	No/Nay	Abstain	Absent
	Pete Marsh		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Les Carrier		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tom Baker		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kelly McGivern		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Omar Tarazi		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Andy Teater		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cynthia Vermillion		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CERTIFICATE OF THE CLERK**

I, Diane C. Werbrich, Clerk of Council for the City of Hilliard, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **21-R-65** passed by the Hilliard City Council on the 25th day of October 2021.

IN TESTIMONY WHEREOF, witness my hand and official seal this 25th day of October 2021.



Diane C. Werbrich, MMC



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Economic  
Development  
Department

**Approved**

10/25/2021

RES 21-R-65 Exhibit A

**Franklin County / City of Hilliard  
Tax Incentive Review Council Annual Meeting**

373 S. High Street, Columbus, Ohio  
Monday, August 16, 2021

**AGENDA**

**Franklin County / City of Hilliard / HCSD / Norwich Twp.**

- I. Call to Order**
- II. Approval of the Monday, August 10, 2020 Franklin County Annual TIRC Meeting Minutes**
- III. Review of Post-1994 CRAs**
  - a. Advanced Drainage Systems, Inc.
  - b. Ashford at Sturbridge LLC
  - c. Credit Union of Ohio, Inc.
  - d. InnSight Hospitality, LLC
  - e. JAJ Holdings Limited, LLC
  - f. JD Equipment
  - g. MERCO IV, LLC
  - h. Purdy Bowl Realty
  - i. RKD Holdings & Siekmann LLC
  - j. Roundtree Rentals Ltd.
  - k. RRIHQ LLC & Hilliard Preserve
  - l. Vadata, Inc.
- IV. TIF Review**
- V. Adjournment**

**Franklin County / City of Hilliard / HCSD / Brown Twp.**

- IV. Call to Order**
- VI. TIF Review**
- VII. Adjournment**

1 2020 FRANKLIN COUNTY TAX INCENTIVE REVIEW COUNCIL

2 ANNUAL MEETING

3 - - -

4 In the Matter of:

5 City of Hilliard

6 - - -

7  
8 Monday, August 10, 2020

11:15 a.m.

9 Anderson Reporting Services, Inc.

10 1421 West Third Avenue

Columbus, Ohio 43212

11  
12  
13  
14  
15  
16 - - -

SUSAN L. COOTS, RPR

17 Registered Professional Reporter

18 - - -

19  
20  
21  
22 ANDERSON REPORTING SERVICES, INC.

23 1421 West Third Avenue

24 Columbus, Ohio 43212

(614) 326-0711

1 APPEARANCES VIA VIDEOCONFERENCE:

2 Michael Stinziano, Franklin County Auditor

3  
4 Carlie Boos, Franklin County Commissioners' Appointee

5  
6 Michael Kinninger, Franklin county commissioners'  
7 Appointee

8 Kelan Craig, Franklin County Commissioners' Appointee

9  
10 Kelly Washington, TIRC Administrator, Franklin County  
11 Auditor's Office

12 Gena Shelton, Open Government and Legal Services  
13 Manager, Franklin County Auditor's Office

14 Joshua Roth, Senior Program Coordinator, Franklin  
15 County Economic Development and Planning Department

16 Jamie Fisher, Administrator, Norwich Township

17  
18 Greg Tantari, Director of Finance, City of Hilliard

19  
20 Dave Meadows, Housing Officer, City of Hilliard

21  
22 Brian Wilson, Hilliard City Schools

23  
24 Dave Delande, City of Hilliard

1 Kelly McGivern, Hilliard City Council

2  
3 Tammy Woods, Treasurer, Tolles Career and Technical  
4 School

P R O C E E D I N G S

- - -

BE IT REMEMBERED THAT, on the 10th day of August, 2020, this cause came on for hearing before the Franklin County Tax Incentive Review Council; and the parties, appearing in person and/or by counsel, as hereinafter set forth, the following proceeding were had:

CHAIRPERSON STINZIANO: Good morning, everyone.

Welcome to the 2020 City of Hilliard Tax Incentive Review Council meeting.

Today is August 10th, 2020. I'm Michael Stinziano, the Franklin County Auditor. I have the honor of serving as the statutory chairperson for the TIRC.

We are conducting the Hilliard TIRC meeting by videoconference using Zoom in accordance with the Open Meetings Act and the emergency provisions provided in House Bill 197.

With that said, we do need to have a record of who is in attendance for the meeting this morning, so please remember to unmute your microphones when appropriate.



1           At this time, I'll ask each TIRC member or  
2           designee to state their name and the agency they are  
3           representing.

4           I'll start. Franklin County Auditor,  
5           Michael Stinziano, chairperson of the TIRC.

6           What representatives or designees do we have  
7           from the City of Hilliard?

8           MS. MCGIVERN: Kelly McGivern, Hilliard City  
9           Council.

10          CHAIRPERSON STINZIANO: Dave, do you want to  
11          introduce yourself?

12          MR. MEADOWS: I'm David Meadows, City of  
13          Hilliard CRA. I'm the housing officer.

14          CHAIRPERSON STINZIANO: Franklin County  
15          Board of Commissioners' representatives or designees.

16          MS. BOOS: Carlie Boos, Franklin County  
17          Commissioners' appointee.

18          MR. KINNINGER: Michael Kinninger, Franklin  
19          County Commissioners' appointee.

20          MR. CRAIG: Kelan Craig, Franklin County  
21          Commissioners' appointee.

22          CHAIRPERSON STINZIANO: Thank you.  
23          Representatives or designees for Norwich  
24          Township.

1 MS. FISHER: Jamie Fisher, Township  
2 Administrator, Norwich Township.

3 CHAIRPERSON STINZIANO: Representatives or  
4 designees from Hilliard City Schools District.

5 MR. WILSON: Brian Wilson, Hilliard City  
6 Schools.

7 CHAIRPERSON STINZIANO: And designee or  
8 representative from Tolles Career and Technical  
9 Center.

10 MS. WOODS: Tammy Woods, Treasurer, Tolles  
11 Career and Technical Center.

12 CHAIRPERSON STINZIANO: Thank you.

13 Is there anyone else from the City of  
14 Hilliard who would like to identify themselves that's  
15 in attendance?

16 (No response.)

17 CHAIRPERSON STINZIANO: Hearing none, I'll  
18 ask staff from the Franklin County Auditor's Office to  
19 please introduce themselves.

20 MS. WASHINGTON: Kelly Washington, TIRC  
21 Administrator for the auditor's office.

22 MS. SHELTON: Gena Shelton, Open Government  
23 and Legal Services for the auditor's office.

24 CHAIRPERSON STINZIANO: Thank you both, and

1 for all of your help in get prepared for today's  
2 meeting.

3 Are there any additional stakeholders,  
4 people from the public, or media personnel who wish to  
5 announce themselves in attendance for this meeting?

6 (No response.)

7 CHAIRPERSON STINZIANO: Thank you, all, for  
8 being in attendance today.

9 Lastly, and most important, so that we have  
10 a proper record for today's meeting, again, if you are  
11 going to ask a question or speak, please, when you  
12 unmute, state your name and agency clearly so that we  
13 can have that proper record.

14 In regards to voting, there will be a call  
15 for support. At that time, please unmute and signify  
16 the appropriate response. There will be an  
17 opportunity to vote in opposition, vote as desired,  
18 and an opportunity to abstain.

19 If you are not identified during the  
20 opposition or abstention, it will be assumed that you  
21 weren't able to unmute or spoke too quite during the  
22 affirmative portion of the vote.

23 With that, we will now review last year's  
24 minutes dated August 12th, 2019. Are there any

1 necessary corrections or changes to the minutes?

2 MR. MEADOWS: Mr. Chairman, we had two that  
3 we noticed. Brian Wilson is listed on Page 2  
4 appearances, and Mr. Wilson was excused last year and  
5 then Kelly McGivern is correct here. I thought  
6 somewhere else she was listed.

7 Yes. On Page 4, Kelly McGivern is listed as  
8 Hilliard City Schools, and it should be Hilliard City  
9 Council.

10 CHAIRPERSON STINZIANO: Thank you for  
11 bringing those to our attention.

12 Are there any additional changes or  
13 corrections?

14 (No response.)

15 CHAIRPERSON STINZIANO: Hearing none, I'd  
16 like to seek a motion to approve the minutes with  
17 those two changes.

18 MR. KINNINGER: So moved.

19 CHAIRPERSON STINZIANO: Is there a second?

20 MR. CRAIG: Second.

21 CHAIRPERSON STINZIANO: Thank you both.

22 It's been moved and seconded. All those in  
23 favor, please signify with a vote in the affirmative  
24 with "Aye."

1 (Vote take.)

2 CHAIRPERSON STINZIANO: Same sign for any  
3 opposition.

4 (No response.)

5 CHAIRPERSON STINZIANO: Any abstentions.

6 MS. BOOS: I abstain.

7 CHAIRPERSON STINZIANO: Thank you.

8 The minutes have passed.

9 We'll move to the CRA report and review.  
10 We'll review and vote on the status of each of the  
11 post-'94 CRA abatement report for tax year 2019.

12 Since we are meeting virtually, again,  
13 voices may be difficult to discern or hear, so please  
14 speak up accordingly.

15 Then, at the appropriate time, signify your  
16 vote accordingly. Thank you all for your cooperation.

17 Who will be presenting the report for this  
18 morning.

19 MR. MEADOWS: I will be.

20 CHAIRPERSON STINZIANO: Go ahead.

21 MR. MEADOWS: David, City of Hilliard.

22 CHAIRPERSON STINZIANO: Floor's all yours.

23 MR. MEADOWS: Thank you.

24 The first project that we have on the agenda

1 for our post-1994 CRA is under Roundtree Rentals.  
2 This was a reinvestment project in our downtown area  
3 in Old Hilliard and it involved the relocation of a  
4 restaurant from an underutilized site to a site kind  
5 of on our main street. The project was really just a  
6 relocation from one site in Hilliard to another.

7 They have met and exceeded their job  
8 commitments, so the City of Hilliard recommends  
9 continuation of this project.

10 CHAIRPERSON STINZIANO: Thank you for the  
11 report.

12 Are there any questions or comments?

13 (No response.)

14 CHAIRPERSON STINZIANO: Hearing none, I'd  
15 like to seek a motion to accept the CRA report and  
16 find it in compliance.

17 MR. KINNINGER: So moved.

18 MR. CRAIG: Second.

19 CHAIRPERSON STINZIANO: Thank you.

20 It's been moved and seconded. All those  
21 members in support, please signify with a "Yea" vote.

22 (Vote taken.)

23 CHAIRPERSON STINZIANO: Same sign for any  
24 opposition.

1 (No response.)

2 CHAIRPERSON STINZIANO: Any abstentions.

3 (No response.)

4 CHAIRPERSON STINZIANO: Hearing none, the  
5 CRA report is accepted.

6 Next we'll move to Purdy Bowl Realty.

7 MR. MEADOWS: Thank you. Purdy Bowl was a  
8 bowling alley in the City of Hilliard and the owner  
9 invested over \$7 million into revamping and  
10 expanding this to turn it into, of course, the bowling  
11 alley, and then also some community event space, laser  
12 tag, that type of thing. It was a redevelopment  
13 project of an existing facility. They have already  
14 met and exceeded their job commitment, so we recommend  
15 continuation on this project.

16 CHAIRPERSON STINZIANO: Thank you for the  
17 report.

18 Are there any questions or comments?

19 (No response.)

20 CHAIRPERSON STINZIANO: Hearing none, I'd  
21 like to seek a motion to accept the CRA report and  
22 find it in compliance.

23 MR. WILSON: I'll make a motion.

24 MS. BOOS: I second.

1 CHAIRPERSON STINZIANO: Thank you.

2 It's been moved and second. All those board  
3 members in favor, please signify by saying "Aye."

4 (Vote taken.)

5 CHAIRPERSON STINZIANO: Same sign for any  
6 opposition.

7 (No response.)

8 CHAIRPERSON STINZIANO: Any abstentions.

9 The report is accepted.

10 Next we'll move to the Ashford at  
11 Sturbridge, LLC.

12 MS. BOOS: At the start of this  
13 conversation, I'm going to let everyone know that I'm  
14 abstaining.

15 MR. MEADOWS: The Ashford at Sturbridge  
16 project was an affordable senior living development  
17 infill project in the City of Hilliard. The idea  
18 behind this is since, one, it was affordable, and,  
19 two, that there were some unique site characteristics,  
20 the City extended a property tax incentive for it.

21 There is a provision that once the facility  
22 hits 90 percent occupancy, if less than half of the  
23 residents were domiciled in Hilliard beforehand, there  
24 will be a payment due to the township each year that



1 that occurs.

2 As a result of Covid, they, of course, are  
3 nowhere near their 90 percent mark because people  
4 can't come into the senior living facilities right  
5 now. So that provision doesn't apply yet, but it is  
6 something that we have to look at each and every year.

7 They have till the end of this year to hit  
8 their job requirements. You can see from the report  
9 that they haven't hit it yet, but they do have until  
10 the end of the year.

11 I would expect, just with how this year has  
12 progressed, that they'll probably be short next year.  
13 But at least for this current reporting year, they are  
14 still in compliance and we'd recommend continuation at  
15 this time.

16 CHAIRPERSON STINZIANO: Thank you for the  
17 report and recommendation.

18 Are there any questions or comments?

19 (No response.)

20 CHAIRPERSON STINZIANO: Hearing none, I'd  
21 like to seek a motion to accept the report and find it  
22 in compliance.

23 MR. WILSON: I make the motion.

24 MR. DELANDE: Second.

1 CHAIRPERSON STINZIANO: Thank you.

2 It's been moved and seconded. All those  
3 TIRC members in support, please signify by saying  
4 "Aye."

5 (Vote taken.)

6 CHAIRPERSON STINZIANO: Same sign for any  
7 opposition.

8 (No response.)

9 CHAIRPERSON STINZIANO: And any abstentions.

10 MS. BOOS: I abstain.

11 MR. CRAIG: I'll abstain too. My agency  
12 funded that project.

13 CHAIRPERSON STINZIANO: Thank you both.

14 The report is accepted.

15 Next we will move to RRIHQ, LLC in Hilliard.

16 MR. MEADOWS: Thank you. This project was  
17 originally to house the Ohio Business College;  
18 however, the Ohio Business College left the Central  
19 Ohio market, and this property sat vacant for a few  
20 years. So Equity, which is a real estate company  
21 headquartered in Hilliard, was able to buy the  
22 property and secure a new lease with Ohio -- I'm  
23 sorry -- Battelle for Kids, which is another  
24 not-for-profit entity.

1           Since they have taken this over, they have  
2       exceeded the total job requirements -- I'm sorry -- at  
3       least in terms of payroll, the Tri-State Ohio Business  
4       College, they had a higher job count, but a lot of  
5       them were part-time instructors. A lot of these were,  
6       like, post-secondary-type classes, so they were  
7       part-time teachers, so they have far exceeded the  
8       total payroll commitment. We think this is a great  
9       project for the community, so our recommendation is  
10      that we find this in compliance and continue with the  
11      incentive.

12           CHAIRPERSON STINZIANO: Thank you for the  
13      report and recommendation.

14           Are there any questions or comments?

15           (No response.)

16           CHAIRPERSON STINZIANO: Hearing none, I'd  
17      like to seek a motion to accept the report and find it  
18      in compliance.

19           MS. BOOS: So moved.

20           MR. KINNINGER: (Unintelligible).

21           CHAIRPERSON STINZIANO: Michael, did you  
22      second?

23           MR. KINNINGER: Yes.

24           CHAIRPERSON STINZIANO: We have a motion and

1 a second. All those in favor, please signify by  
2 saying "Aye."

3 (Vote taken.)

4 CHAIRPERSON STINZIANO: Same sign for any  
5 opposition.

6 (No response.)

7 CHAIRPERSON STINZIANO: Any abstentions.

8 (No response.)

9 CHAIRPERSON STINZIANO: The report is  
10 accepted.

11 Next we'll move to Credit Union of Ohio.

12 MR. MEADOWS: Credit Union of Ohio  
13 constructed an 18,000-square-foot bank and office for  
14 their headquarters in Central Ohio.

15 This was primarily a retention project, but  
16 they have created four additional jobs. They meet  
17 both their job commitment and their payroll  
18 commitments, and, as such, we recommend we find it in  
19 compliance and continue the incentive.

20 CHAIRPERSON STINZIANO: Thank you for the  
21 report and recommendation.

22 Are there any questions or comments?

23 (No response.)

24 CHAIRPERSON STINZIANO: Hearing no further

1 review, I'd like to seek a motion to accept the report  
2 and find it in compliance.

3 MS. MCGIVERN: So moved.

4 MR. DELANDE: Second.

5 CHAIRPERSON STINZIANO: Thank you.

6 It's been moved and second. All those  
7 members in favor, please signify by saying "Aye."

8 (Vote taken.)

9 CHAIRPERSON STINZIANO: Same sign for any  
10 opposition.

11 (No response.)

12 CHAIRPERSON STINZIANO: Any abstentions.

13 (No response.)

14 CHAIRPERSON STINZIANO: The report is  
15 accepted.

16 Next, we'll move to Advanced Drainage  
17 Systems, Incorporated.

18 MR. MEADOWS: Advanced Drainage Systems is  
19 the only publicly traded company that is headquartered  
20 in the City of Hilliard. They have done so well that  
21 they have not only outgrown their current facility,  
22 but they're leasing at least two other properties in  
23 the city to house different aspects of their  
24 operation.

1           So they have far exceeded their job and  
2 payroll commitments. And, like I said, this is just a  
3 great company for us to have in our community, and  
4 we'd recommend finding it in compliance and continue.

5           CHAIRPERSON STINZIANO: Thank you for the  
6 report and recommendation.

7           Are there any questions or comments?

8           (No response.)

9           CHAIRPERSON STINZIANO: Hearing no further  
10 review, I'd like to seek a motion to accept the report  
11 and find it in compliance.

12          MR. KINNINGER: So moved.

13          MR. CRAIG: Second.

14          CHAIRPERSON STINZIANO: It's been moved and  
15 seconded. All those TIRC members in support, please  
16 signify by saying "Aye."

17          (Vote taken.)

18          CHAIRPERSON STINZIANO: Same sign for any  
19 opposition.

20          (No response.)

21          CHAIRPERSON STINZIANO: Any abstentions.

22          (No response.)

23          CHAIRPERSON STINZIANO: The report is  
24 accepted.

1           Next, we'll move to VA Data, Incorporated.

2           MR. MEADOWS: Yes. VA Data is a unit, it  
3 falls under Amazon Web Services. It's one of the  
4 worst-kept secrets in Central Ohio. It is a data  
5 center complex that is on Britton Parkway in our  
6 community. They just built Building Three this  
7 spring, and word is they're going to be building  
8 Buildings Four out of Five at the end of this year.

9           They have far exceeded their benchmarks for  
10 total investment, job creation, and payroll. And with  
11 their trajectory, they've already become a Top 25  
12 payroll company in our community. So with that, we  
13 recommend we find them in compliance and continue the  
14 incentive.

15           CHAIRPERSON STINZIANO: Thank you for the  
16 report and recommendation.

17           Are there any questions or comments?

18           (No response.)

19           CHAIRPERSON STINZIANO: Hearing none, I'd  
20 like to seek a motion to accept the report and find it  
21 in compliance.

22           MS. WOODS: So moved.

23           MR. WILSON: Second.

24           CHAIRPERSON STINZIANO: Thank you.

1           It's been moved and seconded. All members  
2 please signify with a "Yes" vote.

3           (Vote taken.)

4           CHAIRPERSON STINZIANO: Same sign for any  
5 opposition.

6           (No response.)

7           CHAIRPERSON STINZIANO: Any abstentions.

8           (No response.)

9           CHAIRPERSON STINZIANO: Hearing none, the  
10 CRA report is accepted.

11          Next, we will move to MERCO IV, LLC.

12          MR. MEADOWS: Yeah. This project was  
13 originally a medical office development to house  
14 Pediatric Associates as the anchor tenant.

15          Since the project launched, though, they  
16 have -- Pediatric Associates didn't need the whole  
17 building, so there's three additional -- or two  
18 additional tenants in there. Orthopedic One has a  
19 physical therapy facility in here. I mentioned during  
20 the Advanced Drainage discussion the need for them  
21 finding additional space, and Advanced Drainage has  
22 located a portion of their operation over here; it's  
23 just across the street from the headquarters building.

24          With those three tenants in there, they have



1 met and exceeded both their payroll and their job  
2 commitment. And we recommend that we find them in  
3 compliance and continue the incentive.

4 CHAIRPERSON STINZIANO: Thank you for the  
5 report and recommendation.

6 Are there any questions or comments?

7 MS. BOOS: I see there are some vacancies in  
8 here?

9 MR. MEADOWS: Yeah. There's an  
10 1,800-square-foot vacancy which is too small for  
11 anybody but maybe, like, a one-seat doctor's office.

12 CHAIRPERSON STINZIANO: Are there any  
13 additional questions or comments?

14 (No response.)

15 CHAIRPERSON STINZIANO: Hearing no further  
16 review, I'd like to seek a motion to accept the report  
17 and find it in compliance.

18 MR. WILSON: So moved.

19 MS. BOOS: I second.

20 CHAIRPERSON STINZIANO: It's been moved and  
21 second. All those in favor, please signify by saying  
22 "Yea."

23 (Vote taken.)

24 CHAIRPERSON STINZIANO: Same sign for any

1 opposition.

2 (No response.)

3 CHAIRPERSON STINZIANO: And any abstentions.

4 (No response.)

5 CHAIRPERSON STINZIANO: Thank you, all. The  
6 report is accepted.

7 Next, we will move to JAJ Holdings, LLC.

8 MR. MEADOWS: Thank you. JAJ Holdings is  
9 the owner of the building. Actually, the owner is the  
10 same as Premium Beverage. Premium Beverage is a beer  
11 distributor that was nearby in our industrial area but  
12 had outgrown their facility.

13 The facility that they relocated into, and  
14 the purpose of this incentive, is that there was an  
15 arson-damaged property that they rehabbed and have  
16 since occupied. They have significantly exceeded all  
17 of their job and payroll requirements and investments.  
18 So, as a result, we'd recommend that it's found in  
19 compliance and a continuation of this incentive.

20 CHAIRPERSON STINZIANO: Thank you for the  
21 report and recommendation.

22 Are there any questions or comments?

23 (No response.)

24 CHAIRPERSON STINZIANO: Hearing no further

1 review, I'd like to seek a motion to accept the report  
2 and find it in compliance.

3 MR. DELANDE: So moved.

4 MS. FISHER: Second.

5 CHAIRPERSON STINZIANO: It's been moved and  
6 seconded. All those in favor, please signify by  
7 saying "Aye."

8 (Vote taken.)

9 CHAIRPERSON STINZIANO: Same sign for any  
10 opposition.

11 (No response.)

12 CHAIRPERSON STINZIANO: And any abstentions.

13 (No response.)

14 CHAIRPERSON STINZIANO: Hearing none, the  
15 report is accepted.

16 Next, we will move to RKD Holdings &  
17 Siekmann, LLC.

18 MR. MEADOWS: Thank you. This is a little  
19 bit of a unique project for us because, typically,  
20 this isn't the type of facility we would incentivize.  
21 But at the time, this company was located closer to  
22 our downtown corridor, and as the City was looking at  
23 ways to have increasing density and redevelopment  
24 potential down there, this facility -- they found a

1 site where they could relocate to. Of course, it  
2 would be more expensive.

3 The incentive was used to help the business  
4 relocate so a large mixed-use development could occur  
5 near our downtown core. They have met the job and  
6 payroll requirements, and we'd recommend to find this  
7 project is in compliance and continue the incentive.

8 CHAIRPERSON STINZIANO: Thank you for the  
9 report and recommendation.

10 Are there any questions or comments?

11 (No response.)

12 CHAIRPERSON STINZIANO: If there's no  
13 further review, I'd like to seek a motion to accept  
14 the report and find it in compliance.

15 MR. WILSON: So moved.

16 MS. WOODS: Second.

17 CHAIRPERSON STINZIANO: It's been moved and  
18 seconded. All those in favor, please signify with a  
19 vote of "Aye."

20 (Vote taken.)

21 CHAIRPERSON STINZIANO: Any opposition.

22 (No response.)

23 CHAIRPERSON STINZIANO: Any abstentions.

24 (No response.)

1 CHAIRPERSON STINZIANO: Hearing none, the  
2 report is accepted.

3 Next, we have the Hilliard Real Estate II,  
4 LLC.

5 MR. MEADOWS: This project was to support  
6 the redevelopment of a facility along Mill Run, which  
7 is kind of a dated retail corridor that straddles the  
8 City of Columbus/City of Hilliard line. Originally,  
9 it was or J.D. Equipment who had an equipment -- lawn  
10 equipment sales facility here. J.D. was subsequently  
11 bought out by a company called Ago Pro about a year  
12 and a half, two years ago. And since then, they've  
13 actually bought the property directly next to them, so  
14 they've grown quite a bit with their presence here.  
15 Business has been pretty good on this end of town.

16 They have met their job creation and  
17 retention commitment. So we'd recommend that we find  
18 them in compliance and continue the incentive.

19 CHAIRPERSON STINZIANO: Thank you for the  
20 report and recommendation.

21 Are there any questions or comments?

22 (No response.)

23 CHAIRPERSON STINZIANO: Hearing no further  
24 review, I'd like to seek a motion to accept the report

1 and find it in compliance.

2 MR. KINNINGER: So moved.

3 MR. CRAIG: Second.

4 CHAIRPERSON STINZIANO: It's been moved and  
5 seconded. All those members, please signify support  
6 with a vote of "Aye."

7 (Vote taken.)

8 CHAIRPERSON STINZIANO: Same sign for any  
9 opposition.

10 (No response.)

11 CHAIRPERSON STINZIANO: Any abstentions.

12 (No response.)

13 CHAIRPERSON STINZIANO: Hearing none, the  
14 CRA report is accepted.

15 Now, we will move to the TIF review. We  
16 will review and vote on the City of Hilliard's  
17 District Status Report for Tax Year 2019 and  
18 acknowledge the auditor's tax parcel list included in  
19 the TIRC packet.

20 Who will be presenting the TIF reports?

21 MR. MEADOWS: That will be me.

22 CHAIRPERSON STINZIANO: The floor is yours.

23 MR. MEADOWS: Thank you, Mr. Chairman.

24 So provided in the packet is a worksheet of

1 all of the TIFs in the City of Hilliard. Obviously,  
2 there's a huge number, but you can see I included the  
3 expiration date, service payments, and then what the  
4 cash balance is for each of them.

5 The good news for a lot of the entities that  
6 sit on this TIRC is that they're starting to roll off.  
7 The City hasn't approved a new TIF since 2016, and a  
8 lot of tenured TIFs have started expiring. So we're  
9 going to see pretty significant valuation roll off the  
10 exempt list from the TIFs and will be fully taxable.

11 The first example of that was the Cosgray  
12 TIF which is a residential project. And then, in  
13 2019, the Riggins TIF also is expiring. That was also  
14 residential.

15 So most of our residential TIFs will be  
16 expiring within the next two to three years. So it  
17 should be good news for a lot of the things that  
18 people on the TIRC -- but from a cash balance  
19 perspective, there's only one TIF that really has a  
20 significant balance left at the end of last year and  
21 that's attributed to the timing of the project. So  
22 that cash proceeds were to fund improvements to  
23 Alton-Darby and traffic improvements at Roberts and  
24 Alton-Darby.

1           The purpose of this TIF is really to build  
2     the proceeds up so we can afford to either make the  
3     road improvements or build a roundabout at the  
4     intersection. So next year is the final service  
5     payment year of this, and that should be enough money  
6     to pay for that improvement.

7           CHAIRPERSON STINZIANO: Thank you for the  
8     report.

9           Are there any questions or comments from  
10    members of the TIRC?

11           (No response.)

12          CHAIRPERSON STINZIANO: Hearing no further  
13    review, I'd like to seek a motion to accept the TIF  
14    report and find them in compliance.

15          MR. DELANDE: So moved.

16          MS. BOOS: I second.

17          CHAIRPERSON STINZIANO: It's been moved and  
18    seconded.

19          All those members in support, please signify  
20    with a vote of "Aye."

21           (Vote taken.)

22          CHAIRPERSON STINZIANO: Same sign for any  
23    opposition.

24           (No response.)



1 CHAIRPERSON STINZIANO: And any abstentions.  
2 (No response.)

3 CHAIRPERSON STINZIANO: Hearing none, the  
4 TIF report is accepted.

5 Is there any other business before today's  
6 TIRC?

7 (No response.)

8 CHAIRPERSON STINZIANO: Hearing no other  
9 business before today's TIRC meeting, we are  
10 adjourned.

11 Thanks, everyone. Have a great week.

12 - - -

13 And, thereupon, the proceedings were  
14 concluded at 11:40 a.m.

15 - - -

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C-E-R-T-I-F-I-C-A-T-E

I do hereby certify that the foregoing is a true, correct and complete written transcript of the proceedings in this matter, taken by me on the 10th day of August, 2020, and transcribed from my stenographic notes.



SUSAN L. COOTS, RPR  
Registered Professional  
Reporter and Notary Public in  
and for the State of Ohio.

My Commission Expires: January 10, 2025

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	20:4, 7, 9	15:1	17:5	14:3
<b>stakeholders</b>	21:4, 12,	16:3	18:5	18:15
7:3	15, 20, 24	17:8	19:15, 24	26:19
<b>start</b> 5:4	22:3, 5,	18:17	21:4	27:6, 18
12:12	20, 24	20:3	22:5, 8,	28:10
<b>started</b>	23:5, 9,	21:23	20 23:18	29:6, 9
27:8	12, 14	23:8	24:8	<b>Today</b>
<b>starting</b>	24:8, 12,	24:20	25:19	4:13 7:8
27:6	17, 21, 23	26:7	26:23	<b>today's</b>
<b>state</b> 5:2	25:1, 19,	28:21	28:7	7:1, 10
7:12	23 26:4,	30:5	<b>Thanks</b>	29:5, 9
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<b>statutory</b>	<b>straddles</b>	<b>TAX</b> 1:1	11:12	<b>total</b>
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Resolution: 20-R-69

Adopted: September 28, 2020

Page 1 of 2

Effective: September 28, 2020

**A RESOLUTION APPROVING THE 2020 RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL ("TIRC") FOR THE REVIEW OF COMMUNITY REINVESTMENT AREA AND TAX INCREMENT FINANCING PROJECTS.**

**WHEREAS**, the City has Community Reinvestment Area ("CRA") Agreements and Tax Increment Financing ("TIF") projects in the City for purposes of economic development; and

**WHEREAS**, pursuant to R.C. 5709.85(A)(2) the City created a Tax Incentive Review Council (TIRC) to annually review all agreements granting exemptions from property taxation in CRAs and exemptions from property taxation resulting from the declaration of public purpose improvements pursuant to TIF exemptions (the CRA and TIFs collectively hereafter referred to as the "exemption projects"); and

**WHEREAS**, pursuant to Section 5709.85 of the Ohio Revised Code, the City's TIRC must meet annually to review all exemption projects as to compliance with applicable statutes and agreements; and

**WHEREAS**, the City's TIRC held its annual public meeting on August 10, 2020, to review the exemption projects in the City, and after full discussion, voted to recommend the continuation of each exemption project; and

**WHEREAS**, by law, City Council must vote to accept, reject, or modify all or any portion of the TIRC recommendations.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Hilliard, Ohio that:

**SECTION 1.** City Council accepts the recommendations of the Hilliard Tax Incentive Review Council to maintain the approved exemption projects identified in Exhibit "A" attached hereto and incorporated herein.

**SECTION 2.** The Clerk of Council shall forthwith send a certified copy of this Resolution to the Franklin County Auditor.

SECTION 3. This Resolution is effective upon adoption.

ATTEST:

SIGNED:

Diane Hicks  
Diane Hicks  
Interim Clerk of Council

Andy Teater  
Andy Teater, President  
City Council

APPROVED AS TO FORM:

Philip K. Hartmann  
Philip K. Hartmann  
Director of Law

✓ Vote Record - Resolution 20-R-69		Yes/Aye	No/Nay	Abstain	Absent
<input checked="" type="checkbox"/> Adopted	Andy Teater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Adopted as Amended	Pete Marsh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Defeated	Tom Baker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Tabled	Les Carrier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Held Over	Kelly McGivern	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Withdrawn	Omar Tarazi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Positive Recommendation	Cynthia Vermillion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> No Recommendation					
<input type="checkbox"/> Referred Back To Committee					

I, Diane Hicks Interim  
Clerk of Council

hereby certify that the foregoing is a true copy

of 20-R-69 duly adopted

by the Council of the City of Hilliard

the 28<sup>th</sup> day of September, 2020.

Diane Hicks  
Interim Clerk of Council  
City of Hilliard



Real People. Real Possibilities.

Economic  
Development  
Department

**Franklin County / City of Hilliard / HCSD / Norwich Twp  
Tax Incentive Review Council Members**

<b>Name</b>	<b>Entity</b>
Kelly McGivern	City of Hilliard
David Delande	City of Hilliard
Brian Wilson	Hilliard City School District
Jamie Fisher	Norwich Township
Jamie Miles	Norwich Township
Tammy Woods	Tolles Career & Technical Center
Auditor Michael Stinziano	Franklin County Auditor Designee
Carlie Boos	Franklin County Commissioners Appt
Julie Verne Orr	Franklin County Commissioners Appt
Kelan Craig	Franklin County Commissioners Appt

**Franklin County / City of Hilliard / HCSD / Brown Twp  
Tax Incentive Review Council Members**

<b>Name</b>	<b>Entity</b>
Kelly McGivern	City of Hilliard
David Delande	City of Hilliard
Brian Wilson	Hilliard City School District
Beth Clark	Brown Township
Becky Kent	Brown Township
Tammy Woods	Tolles Career & Technical Center
Auditor Michael Stinziano	Franklin County Auditor Designee
Carlie Boos	Franklin County Commissioners Appt
Julie Verne Orr	Franklin County Commissioners Appt
Kelan Craig	Franklin County Commissioners Appt

## Abatement Form

**Name of TIRC** Hilliard

**Company Name** Advanced Drainage Systems Inc (ADS)

**CRA Name** Hilliard Soma

**First Year** 2007 **Last Year** 2021

**Total Appraised Value** \$4,053,300

**Annual Tax Paid** \$24,715.36

**Delinquent Tax** \$0

**Building Description/Use** Corporate Headquarters

**Tenants** Advanced Drainage

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 100%

**Number of Years** 15

**Total Value Abated** \$3,273,300

**Foregone Tax** \$103,715.63

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-009208

**Vacancies** N/A

### Project Details/History

Advanced Drainage received an abatement for the construction of their headquarters on Trueman Blvd.

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$3,100,000

**Investment Completion Date** 5/31/2002

**Number of Retained Jobs** 85

**Payroll Retained** \$7,300,000

**Number of New Jobs Created** 10

**New Yearly Payroll Created** \$420,000

**Jobs/Payroll Created By** 12/31/2005

### As Verified

**Real Estate Only Invested** \$4,300,000

**Date Investment Completed** November 7, 2010

**Actual Retained Jobs** 85

**Payroll Dollars Retained** \$7,300,000

**New Jobs Created** 116

**New Payroll Dollars Created** \$30,091,248

**Community Involvement** Company donated funds for the construction of First Responders Park

### Other Agreement Benchmarks

#### Notes

The City of Hilliard provides a compensation payment to HCSD equal to their operating levies

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard

**Company Name** Ashford At Sturbridge LLC

**CRA Name** Old Hilliard CRA

**First Year** 2018 **Last Year** 2032

**Total Appraised Value** \$7,415,600

**Annual Tax Paid** \$123,597.64

**Delinquent Tax** \$0

**Building Description/Use** Senior Asst Living Community

**Tenants** Ashford at Sturbridge

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 15

**Total Value Abated** \$3,514,800

**Foregone Tax** \$111,367.15

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-011485

**Vacancies** N/A

### Project Details/History

The Ashford at Sturbridge received an incentive to support the construction of 124-bed assisted living facility with a component allocated to affordable senior living



### Additional Information

### Agreement Benchmarks

**Real Estate Only Investment** \$10,500,000

**Investment Completion Date** 12/31/2018

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 55

**New Yearly Payroll Created** \$1,000,000

**Jobs/Payroll Created By** 12/31/2020

**Other Agreement Benchmarks**

**Notes**

### As Verified

**Real Estate Only Invested** \$9,036,947

**Date Investment Completed** December 6, 2018

**Actual Retained Jobs** 0

**Payroll Dollars Retained** 0

**New Jobs Created** 38

**New Payroll Dollars Created** \$1,171,816

**Community Involvement**

May be subject to Norwich Twp. payment once 90% occupancy achieved

### Additional Information



## Abatement Form

**Name of TIRC** Hilliard

**Company Name** Credit Union of Ohio

**CRA Name** Hilliard Britton Central CRA

**First Year** 2008 **Last Year** 2022

**Total Appraised Value** \$4,391,000

**Annual Tax Paid** \$65,518.66

**Delinquent Tax** \$0

**Building Description/Use** Financial Institution

**Tenants** Credit Union of Ohio

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 100%

**Number of Years** 15

**Total Value Abated** \$2,323,200

**Foregone Tax** \$73,611.07

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-010536

**Vacancies** N/A

### Project Details/History

Credit Union of Ohio received an abatement for the construction a new 18,000 headquarters and bank branch

#### **NOTES:**

The agreement was amended in 2012 to clarify the retained job requirement. The company makes an annual 50% payment in lieu of tax to HCSD

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$2,200,000

**Investment Completion Date** 3/31/2007

**Number of Retained Jobs** 28

**Payroll Retained** \$1,620,000

**Number of New Jobs Created** 6

**New Yearly Payroll Created** \$0

**Jobs/Payroll Created By** 12/31/2011

### As Verified

**Real Estate Only Invested** \$3,196,625

**Date Investment Completed** December 30, 2007

**Actual Retained Jobs** 28

**Payroll Dollars Retained** \$1,620,000

**New Jobs Created** 7

**New Payroll Dollars Created** \$459,300

**Community Involvement** Largest sponsor of community events such as Freedom Fest

### Other Agreement Benchmarks

#### **Notes**

Please see Project Details above

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard  
**Company Name** InnSight Hospitality LLC

**CRA Name** Hilliard I-270W  
**First Year** 2020 **Last Year** 2029  
**Total Appraised Value** \$5,084,000  
**Annual Tax Paid** \$50,997.8  
**Delinquent Tax** \$0  
**Building Description/Use** Hotel  
**Tenants** Marriott TownPlace Suites

**Date of TIRC**  
**Community Reinvestment Area Type** New Construction  
**Percent Abated** 75%  
**Number of Years** 10  
**Total Value Abated** \$3,474,500  
**Foregone Tax** \$110,090.7  
**Do you believe this abatement is in compliance?** Yes  
**Parcel Numbers** 050-011515  
**Vacancies** N/A

### Project Details/History

A tiered abatement was approved for the construction of a 94-room Marriott TownPlace Suites with conferencing space

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$9,500,000  
**Investment Completion Date** 6/1/2020  
**Number of Retained Jobs** 0  
**Payroll Retained** \$0  
**Number of New Jobs Created** 16  
**New Yearly Payroll Created** \$700,000  
**Jobs/Payroll Created By** 4/1/2021

**Other Agreement Benchmarks**  
**Notes**

### As Verified

**Real Estate Only Invested** \$9,500,000  
**Date Investment Completed** July 26, 2020  
**Actual Retained Jobs** 0  
**Payroll Dollars Retained** 0  
**New Jobs Created** 17  
**New Payroll Dollars Created** \$175,000  
**Community Involvement**

Tiered abatement, 75% year 1-5, 50% years 6-10

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard  
**Company Name** JAJ Holdings Limited LLC  
  
**CRA Name** Hilliard I-270 W CRA  
**First Year** 2014   **Last Year** 2025  
**Total Appraised Value** \$2,639,900  
**Annual Tax Paid** \$48,156.08  
**Delinquent Tax** \$0  
**Building Description/Use** Industrial Warehouse  
**Tenants** Premium Beverage

**Date of TIRC**  
**Community Reinvestment Area Type** New Construction  
**Percent Abated** 50%  
**Number of Years** 12  
**Total Value Abated** \$1,120,100  
**Foregone Tax** \$35,491.05  
**Do you believe this abatement is in compliance?** Yes  
**Parcel Numbers** 050-002861  
**Vacancies** N/A

### Project Details/History

JAJ Holdings acquired an arson-damaged warehouse and was approved for an abatement to reconstruct and locate its beer distribution company

#### Notes:

Company also received benefit from an urban redevelopment TIF to help offset some of the arson damage expenses

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$1,500,000  
**Investment Completion Date** 12/31/2013  
**Number of Retained Jobs** 5  
**Payroll Retained** \$350,000  
**Number of New Jobs Created** 2  
**New Yearly Payroll Created** \$150,000  
**Jobs/Payroll Created By** 12/31/2019

#### Other Agreement Benchmarks

#### Notes

### As Verified

**Real Estate Only Invested** \$2,270,000  
**Date Investment Completed** April 17, 2013  
**Actual Retained Jobs** 36  
**Payroll Dollars Retained** \$820,000  
**New Jobs Created** 46  
**New Payroll Dollars Created** \$3,664,377  
**Community Involvement**

Please see Project Details above

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard

**Company Name** JD Equipment Inc., and JD Power Systems, LLC

**CRA Name** Hilliard Mill Run CRA

**First Year** 2020 **Last Year** 2027

**Total Appraised Value** \$2,402,600

**Annual Tax Paid** \$68,988.64

**Delinquent Tax** \$0

**Building Description/Use** Retail

**Tenants** Ag-Pro

**Date of TIRC**

**Community Reinvestment Area Type** Remodel Only

**Percent Abated** 50%

**Number of Years** 8

**Total Value Abated** \$225,300

**Foregone Tax** \$7,139.13

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-007017

**Vacancies** N/A

### Project Details/History

JD Equipment received an abatement for its renovation of 3727 Park Mill Run

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$800,000

**Investment Completion Date** 6/1/2015

**Number of Retained Jobs** 11

**Payroll Retained** \$400,000

**Number of New Jobs Created** 2

**New Yearly Payroll Created** \$175,000

**Jobs/Payroll Created By** 6/1/2020

**Other Agreement Benchmarks**

**Notes**

### As Verified

**Real Estate Only Invested** \$762,910

**Date Investment Completed** August 2, 2015

**Actual Retained Jobs** 11

**Payroll Dollars Retained** \$400,000

**New Jobs Created** 4

**New Payroll Dollars Created** \$325,241

**Community Involvement**

Ag-Pro acquired JD Equipment in 2018

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard

**Company Name** MERCO IV LLC

**CRA Name** Hilliard Soma CRA

**First Year** 2014 **Last Year** 2025

**Total Appraised Value** \$5,127,700

**Annual Tax Paid** \$90,734.66

**Delinquent Tax** \$0

**Building Description/Use** Medical Offices

**Tenants** Pediatric Associates, Orthopedic ONE

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 12

**Total Value Abated** \$2,264,100

**Foregone Tax** \$71,738.92

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-003206

**Vacancies** Yes, 2,800 SF

### Project Details/History

The developer received an abatement to construct an 18,104 SF medical office building

#### NOTES:

The Agreement required that the project meet the job commitment within 5 years. It did not require that the total headcount be maintained every reporting year and given the impact of COVID-19, the City recommends finding the project in compliance

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$3,350,000

**Investment Completion Date** 12/31/2014

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 50

**New Yearly Payroll Created** \$3,198,000

**Jobs/Payroll Created By** 12/31/2019

**Other Agreement Benchmarks**

**Notes**

### As Verified

**Real Estate Only Invested** \$4,975,000

**Date Investment Completed** August 6, 2014

**Actual Retained Jobs** 0

**Payroll Dollars Retained** 0

**New Jobs Created** 38

**New Payroll Dollars Created** \$3,198,000

**Community Involvement**

Please see Project Details Above

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard

**Company Name** Purdy Bowl Realty LLC

**CRA Name** Old Hilliard CRA

**First Year** 2018 **Last Year** 2029

**Total Appraised Value** \$3,105,000

**Annual Tax Paid** \$65,784.82

**Delinquent Tax** \$0

**Building Description/Use** Entertainment Center

**Tenants** Ten Pin Alley

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 12

**Total Value Abated** \$1,028,800

**Foregone Tax** \$32,597.75

**Do you believe this abatement is in compliance?** No

**Parcel Numbers** 050-002092

**Vacancies** N/A

### Project Details/History

The property owner received an abatement for the remodeling and addition of entertainment space for Ten Pin Alley

#### Note:

This entertainment venue was devastated by COVID-19

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$5,500,000

**Investment Completion Date** 12/31/2018

**Number of Retained Jobs** 30

**Payroll Retained** \$524,568

**Number of New Jobs Created** 20

**New Yearly Payroll Created** \$608,057

**Jobs/Payroll Created By** 12/31/2018

**Other Agreement Benchmarks**

**Notes**

### As Verified

**Real Estate Only Invested** \$4,486,885

**Date Investment Completed** August 1, 2018

**Actual Retained Jobs** 30

**Payroll Dollars Retained** \$524,568

**New Jobs Created** 9

**New Payroll Dollars Created** \$287,697

**Community Involvement**

**Additional Information**



## Abatement Form

**Name of TIRC** Hilliard

**Company Name** RKD Holdings & Siekmann LLC

**CRA Name** Hilliard I-270 W CRA

**First Year** 2015 **Last Year** 2029

**Total Appraised Value** \$1,008,000

**Annual Tax Paid** \$23,875.26

**Delinquent Tax** \$0

**Building Description/Use** 7,500 SqFt Building

**Tenants** Sunbelt Rentals

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 15

**Total Value Abated** 254,500

**Foregone Tax** \$8,064.33

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-003212

**Vacancies** N/A

### Project Details/History

Sunbelt rentals received an abatement for its construction of a new facility on Parkway Lane and to encourage redevelopment of its previous site near Old Hilliard

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$1,100,000

**Investment Completion Date** 12/31/2015

**Number of Retained Jobs** 10

**Payroll Retained** \$487,000

**Number of New Jobs Created** 2

**New Yearly Payroll Created** \$114,000

**Jobs/Payroll Created By** 12/31/2020

**Other Agreement Benchmarks**

**Notes**

### As Verified

**Real Estate Only Invested** \$1,311,571

**Date Investment Completed** October 1, 2014

**Actual Retained Jobs** 10

**Payroll Dollars Retained** \$487,000

**New Jobs Created** 2

**New Payroll Dollars Created** \$152,360

**Community Involvement**

The property sold and the abatement was assigned to the new owner on March 22, 2021

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard  
**Company Name** Roundtree Rentals LTD  
**CRA Name** Old Hilliard CRA  
**First Year** 2017   **Last Year** 2026  
**Total Appraised Value** \$614,100  
**Annual Tax Paid** \$19,075.4  
**Delinquent Tax** \$0  
**Building Description/Use** Restaurant  
**Tenants** Starliner Diner

**Date of TIRC**  
**Community Reinvestment Area Type** Remodel Only  
**Percent Abated** 75%  
**Number of Years** 10  
**Total Value Abated** \$12,100  
**Foregone Tax** \$383.83  
**Do you believe this abatement is in compliance?** Yes  
**Parcel Numbers** 050-000010  
**Vacancies** N/A

### Project Details/History

This project received an abatement to remodel a retail space in Old Hilliard to accommodate the relocation of Starliner Diner

#### Note:

The relocation of this restaurant facilitated the development of a mixed-use development called Landmark Lofts

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$600,000  
**Investment Completion Date** 12/31/2016  
**Number of Retained Jobs** 16  
**Payroll Retained** \$590,000  
**Number of New Jobs Created** 0  
**New Yearly Payroll Created** \$0  
**Jobs/Payroll Created By** 7/1/2016

**Other Agreement Benchmarks**  
**Notes**

### As Verified

**Real Estate Only Invested** \$471,902  
**Date Investment Completed** May 31, 2016  
**Actual Retained Jobs** 16  
**Payroll Dollars Retained** \$590,000  
**New Jobs Created** 1  
**New Payroll Dollars Created** \$17,880  
**Community Involvement**

Please see Project Details

### Additional Information



## Abatement Form

**Name of TIRC** Hilliard

**Company Name** RRIHQ LLC & Hilliard Preserve LLC

**CRA Name** Hilliard Soma

**First Year** 2013 **Last Year** 2027

**Total Appraised Value** \$2,640,000

**Annual Tax Paid** \$36,146.48

**Delinquent Tax** \$0

**Building Description/Use** Office Building

**Tenants** Batelle for Kids

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 71%

**Number of Years** 15

**Total Value Abated** \$1,499,200

**Foregone Tax** \$47,502.46

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-010984

**Vacancies** N/A

### Project Details/History

This project was originally approved to support the construction of an 18,000 SF office

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$1,800,000

**Investment Completion Date** 8/31/2012

**Number of Retained Jobs** 17

**Payroll Retained** \$782,000

**Number of New Jobs Created** 31

**New Yearly Payroll Created** \$520,000

**Jobs/Payroll Created By** 8/31/2017

**Other Agreement Benchmarks**

**Notes**

### As Verified

**Real Estate Only Invested** \$2,003,600

**Date Investment Completed** September 13, 2012

**Actual Retained Jobs** 0

**Payroll Dollars Retained** 0

**New Jobs Created** 38

**New Payroll Dollars Created** \$3,652,343

**Community Involvement**

The property was sold to Equity LLC and they were able to secure a lease with Battelle for Kids

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard

**Company Name** VADATA Inc

**CRA Name** Hilliard Britton Central CRA

**First Year** 2016 **Last Year** 2030

**Total Appraised Value** \$70,276,000

**Annual Tax Paid** \$313,351.28

**Delinquent Tax** \$0

**Building Description/Use** Industrial Warehouse

**Tenants** Amazon Data Services

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 100%

**Number of Years** 15

**Total Value Abated** \$60,386,500

**Foregone Tax** \$1,913,359

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-011444

**Vacancies** N/A

### Project Details/History

This abatement was approved for the construction of 5 data center facilities

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$225,000,000

**Investment Completion Date** 12/31/2018

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 25

**New Yearly Payroll Created** \$2,000,000

**Jobs/Payroll Created By** 12/31/2021

### As Verified

**Real Estate Only Invested** \$33,555,301

**Date Investment Completed** December 28, 2015

**Actual Retained Jobs** 0

**Payroll Dollars Retained** 0

**New Jobs Created** 122

**New Payroll Dollars Created** \$12,249,442

**Community Involvement** Company purchased equipment for the school district's innovation learning center hub

### Other Agreement Benchmarks

#### Notes

Total investment including equipment as of 12/31/2020 is \$1,030,182,881

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard

**Company Name** VADATA Inc

**CRA Name** Hilliard Britton Central CRA

**First Year** 2020 **Last Year** 2034

**Total Appraised Value** \$70,276,000

**Annual Tax Paid** \$313,351.28

**Delinquent Tax** \$0

**Building Description/Use** Industrial Warehouse

**Tenants** Amazon Data Services

**Date of TIRC**

**Community Reinvestment Area Type** New Construction

**Percent Abated** 100%

**Number of Years** 15

**Total Value Abated** \$60,386,500

**Foregone Tax** \$1,913,359

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-011444

**Vacancies** N/A

### Project Details/History

This abatement was approved for the construction of 5 data center facilities

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$225,000,000

**Investment Completion Date** 12/31/2018

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 25

**New Yearly Payroll Created** \$2,000,000

**Jobs/Payroll Created By** 12/31/2021

### As Verified

**Real Estate Only Invested** \$34,191,791

**Date Investment Completed** November 21, 2017

**Actual Retained Jobs** 0

**Payroll Dollars Retained** 0

**New Jobs Created** 122

**New Payroll Dollars Created** \$12,249,442

**Community Involvement** Company purchased equipment for the school district's innovation learning center hub

### Other Agreement Benchmarks

#### Notes

Total investment including equipment as of 12/31/2020 is \$1,030,182,881

### Additional Information

## Abatement Form

**Name of TIRC** Hilliard

**Company Name** Vadata, Inc.

**CRA Name** Hilliard Britton Central CRA

**First Year** 2020 **Last Year** 2034

**Total Appraised Value** \$70,276,000

**Annual Tax Paid** \$313,351.28

**Delinquent Tax** \$0

**Building Description/Use** Chemical lab

**Tenants** Amazon Data Services

**Date of TIRC**

**Community Reinvestment Area Type** New

Construction

**Percent Abated** 100%

**Number of Years** 15

**Total Value Abated** \$60,386,500

**Foregone Tax** \$1,913,359

**Do you believe this abatement is in compliance?** Yes

**Parcel Numbers** 050-011444

**Vacancies** N/A

### Project Details/History

This abatement was approved for the construction of 5 data center facilities

### Additional Information



### Agreement Benchmarks

**Real Estate Only Investment** \$10,000,000

**Investment Completion Date** 6/1/2015

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 25

**New Yearly Payroll Created** \$2000000

**Jobs/Payroll Created By** 6/1/2020

### As Verified

**Real Estate Only Invested** \$32,918,811

**Date Investment Completed** October 15, 2020

**Actual Retained Jobs** 0

**Payroll Dollars Retained** 0

**New Jobs Created** 122

**New Payroll Dollars Created** \$12,249,442

**Community Involvement** Company purchased equipment for the school district's innovation learning center hub

### Other Agreement Benchmarks

#### Notes

Total investment including equipment as of 12/31/2020 is \$1,030,182,881

### Additional Information

## 2020 TIF SUMMARY

TIF Name	Final Year	2020 Service Payments	Cumulative Service Payments	2020 School/Cty/JVS Payments	Cumulative School/Cty/JVS Payments	2020 Developer Payments	Cumulative Developer Payments	Current Cash Balance	Unobligated Cash Balance
Achilles (Dr. Joseph)	2034	\$ 9,297	\$ 116,929	\$ -	\$ -	\$ -	\$ 50,426	\$ -	\$ -
ADS	2007	\$ -	\$ 184,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Aldi	2031	\$ 33,871	\$ 503,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Anderson	2020	\$ 605,855	\$ 4,189,002	\$ -	\$ -	\$ -	\$ 551,723	\$ 2,872,211	\$ -
Ansmil Area TIFs	2046	\$ 356,255	\$ 695,308	\$ 149,447	\$ 326,592	\$ 206,808	\$ 368,716	\$ 7,072	\$ -
Ansmil West (Tremont)	2036	\$ 750,345	\$ 12,177,227	\$ 74,740	\$ 126,085	\$ 675,605	\$ 10,782,698	\$ 48,855	\$ -
Baumeister	2023	\$ 454,856	\$ 2,633,057	\$ -	\$ -	\$ -	\$ -	\$ 31,793	\$ -
BMW	2036	\$ 9,991	\$ 9,991	\$ -	\$ -	\$ 9,991	\$ 9,991	\$ -	\$ -
Bo Jackson	2046	\$ 41,652	\$ 121,154	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -
Bossdriever (Aquatic Adventures)	2036	\$ 20,195	\$ 280,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Britton / Lyman (Swordfish)	2023	\$ 41,588	\$ 184,634	\$ -	\$ -	\$ 41,588	\$ 184,634	\$ -	\$ -
Cemetery Road (Patel/Rahall)	2031	\$ 114,831	\$ 1,695,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Champaign Bank	2034	\$ 10,288	\$ 124,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Chase Bank	2036	\$ 9,518	\$ 93,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Chuang Properties (CRV-VI)	2034	\$ 6,961	\$ 140,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Continental GE	2023	\$ 734,901	\$ 4,388,514	\$ -	\$ -	\$ 734,901	\$ 4,388,514	\$ -	\$ -
CVS 3381 (Mill Run)	2036	\$ 17,380	\$ 197,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CVS 7097 (Scioto Darby)	2034	\$ 17,258	\$ 183,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deming Clark (Darby Town Center)	2036	\$ 16,327	\$ 288,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enterprise (Pingree)	2043	\$ 6,087	\$ 43,813	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -
Fifth Third	2037	\$ 16,350	\$ 157,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HER	2034	\$ 18,136	\$ 272,357	\$ -	\$ -	\$ 18,136	\$ 79,076	\$ -	\$ -
Hickory Chase	2038	\$ 2,024,018	\$ 8,731,068	\$ 818,530	\$ 2,113,760	\$ 1,195,488	\$ 7,127,759	\$ -	\$ -
IAJ Holdings	2042	\$ 66,741	\$ 66,741	\$ -	\$ -	\$ 66,741	\$ 66,741	\$ -	\$ -
Jones Cochenour	2038	\$ 5,752	\$ 62,458	\$ -	\$ -	\$ 5,752	\$ 22,881	\$ -	\$ -
Joseph Bellin (Main St. Market)	2036	\$ 11,913	\$ 140,212	\$ -	\$ -	\$ 11,913	\$ 59,839	\$ -	\$ -
Kim Yun (Hoffman Retail Center)	2034	\$ 15,432	\$ 156,703	\$ -	\$ -	\$ -	\$ 61,003	\$ -	\$ -
New Dehli Dr. Office	2034	\$ 2,304	\$ 63,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ohio Bell	2034	\$ 14,695	\$ 129,330	\$ -	\$ -	\$ 14,695	\$ 59,068	\$ -	\$ -
One Mill Run	2046	\$ 7,585	\$ 37,701	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -
PBV (Vet Building)	2037	\$ 3,016	\$ 28,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pet Palace	2037	\$ 12,552	\$ 132,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RCL World (World Gym)	2034	\$ 29,337	\$ 145,297	\$ -	\$ -	\$ 29,337	\$ 59,169	\$ -	\$ -
SDLA (Dr. Ackerson)	2036	\$ 3,234	\$ 31,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SOMA	2033	\$ 1,937,571	\$ 21,773,670	\$ 1,937,570	\$ 8,446,746	\$ -	\$ 802,724	\$ 198	\$ -
Square at Latham	2046	\$ 762,699	\$ 762,699	\$ -	\$ -	\$ -	\$ -	\$ 762,699	\$ 560,110
Strickler & Sons	2034	\$ 5,714	\$ 72,358	\$ -	\$ -	\$ 5,714	\$ 22,811	\$ -	\$ -
Trec Development (Cosgray East)	2034	\$ 32,292	\$ 527,006	\$ -	\$ -	\$ -	\$ 159,395	\$ -	\$ -
UDF	2031	\$ 6,702	\$ 92,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Urban (Landmark Lofts)	2025	\$ 479,113	\$ 884,435	\$ -	\$ -	\$ 479,113	\$ 884,435	\$ -	\$ -
Vision	2027	\$ 720,939	\$ 900,955	\$ -	\$ -	\$ 720,939	\$ 900,955	\$ -	\$ -
Walgreens	2036	\$ 24,971	\$ 554,423	\$ -	\$ -	\$ 24,971	\$ 188,367	\$ -	\$ -
Wilcox	2020	\$ 693,676	\$ 5,302,182	\$ -	\$ -	\$ -	\$ 2,180,054	\$ 1,065,813	\$ -
		\$ 10,152,201	\$ 69,276,332	\$ 2,980,287	\$ 11,013,183	\$ 4,241,693	\$ 29,010,979	\$ 4,794,641	\$ 560,110

## TIF Form

**Municipality** Hilliard

**TIF Name** HILLIARD - ACHILLES ENTERPRISES LTD

**TIF Ordinance** 2004-68

**TIF Type**

**First Year** 2005 **Last Year** 2034

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Reconstruction and widening of Scioto-Darby road and Cosgray Road

**Fund Balance** \$0

**Funds Received this Year** \$9,297

**Encumbered Amount** \$0

**Expenditures** \$9,297

**Balance Owed** \$0

**Funds Received Total** \$116,929

**Total Cost of Finished Infrastructure** \$12,557,292

**Expenditure Details**

Debt servicing for finished infrastructure

## TIF Form

**Municipality** Hilliard

**TIF Name** ADS TIF (TIF suspended until expiration of abatement in 2022)

**TIF Ordinance** 2001-88

**TIF Type**

**First Year** Last Year

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total**

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Construction of Britton Parkway and Construction of Trueman Boulevard, TIF subject to pre-existing 15-year CRA Exemption in SOMA CRA (Ordinance No. 00-99; effective 2007-2021)

**Fund Balance** \$

**Funds Received this Year** \$0

**Encumbered Amount** \$0

**Expenditures** \$0

**Balance Owed** \$0

**Funds Received Total** \$184,907

**Total Cost of Finished Infrastructure** \$5,071,500

**Expenditure Details**

## TIF Form

**Municipality** Hilliard

**TIF Name** ALDI TIF

**TIF Ordinance** 2001-83

**TIF Type**

**First Year** 2002 **Last Year** 2031

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Widening Cemetery Road, constructing an underpass, landscaping. Construction a median in the center of a portion of Lyman Drive north of Cemetery, an island at the Lyman intersection south of Cemetery and widening of Parkway Lane at Cemetery.

**Fund Balance** \$0

**Funds Received this Year** \$33,870

**Encumbered Amount** \$0

**Expenditures** \$33,870

**Balance Owed** \$0

**Funds Received Total** \$503,375

**Total Cost of Finished Infrastructure** \$2,900,000

**Expenditure Details**

Debt servicing for finished infrastructure



## TIF Form

**Municipality** Hilliard  
**TIF Name** ANDERSON MEADOWS TIF (C)  
**TIF Ordinance** 2010-27  
**TIF Type**  
**First Year** 2011 **Last Year** 2020  
**Levy Sharing** Y  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 75  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (C)  
**Number of years total** 10  
**Revenue Sharing** Y  
**School District** HILLIARD CSD  
**Project History**

Construction/improvements to Roberts Road, Alton Darby Creek Road, utility improvements, recreation amenities and acquisition related to these improvements

**Fund Balance** \$2,872,211  
**Funds Received this Year** \$605,855  
**Encumbered Amount** \$2,623,305  
**Expenditures** \$50,000

**Balance Owed** \$2,623,305  
**Funds Received Total** \$4,189,002  
**Total Cost of Finished Infrastructure** \$4,902,719.41  
**Expenditure Details**

Deposit for the acquisition of land for Cosgray Road extension and public parkland

## TIF Form

**Municipality** Hilliard  
**TIF Name** ANDERSON MEADOWS TIF (R)  
**TIF Ordinance** 2010-27  
**TIF Type**  
**First Year** 2011 **Last Year** 2020  
**Levy Sharing** Y  
**School or Non-School TIF** S  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 75  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (C)  
**Number of years total** 10  
**Revenue Sharing** Y  
**School District** HILLIARD CSD  
**Project History**

Construction/improvements to Roberts Road, Alton Darby Creek Road, utility improvements, recreation amenities and acquisition related to these improvements

**Fund Balance** \$2,872,211  
**Funds Received this Year** \$605,855  
**Encumbered Amount** \$2,872,211  
**Expenditures** \$50,000

**Balance Owed** \$2,872,211  
**Funds Received Total** \$4,189,002  
**Total Cost of Finished Infrastructure** \$4,902,719.41  
**Expenditure Details**

Deposit for the acquisition of land for Cosgray Road extension and public parkland

## TIF Form

**Municipality** Hilliard

**TIF Name** ANSMIL AREA HICKORY CHASE TIF (MULTI  
YEAR BEGINNING AND ENDING)

**TIF Ordinance** 2015-41

**TIF Type**

**First Year** 2017 **Last Year** 2046

**Levy Sharing** N

**School or Non-School TIF** S

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Construction of Britton Parkway between Reynolds and Davidson, construction of Anson between Lyman & Leap plus multiple other road improvements and related improvements

**Fund Balance** \$7,072.11

**Funds Received this Year** \$356,255

**Encumbered Amount** \$0

**Expenditures** \$356,255

**Balance Owed** \$0

**Funds Received Total** \$695,308

**Total Cost of Finished Infrastructure** \$30,760,000

**Expenditure Details**

Developer reimbursement

## TIF Form

**Municipality** Hilliard

**TIF Name** ANSMIL WEST TIF

**TIF Ordinance** 2005-63

2015-21 AMD

**TIF Type**

**First Year** 2017 **Last Year** 2036

**Levy Sharing** No

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (C)

**Number of years total** 20

**Revenue Sharing** Y

**School District** HILLIARD CSD

**Project History**

May include construction of north/south collector and north to south arterial to serve Ansmil; ease-west connector from Leap to Britton, plus numerous other road improvements

**Fund Balance** \$48,854.61

**Funds Received this Year** \$750,345

**Encumbered Amount** \$0

**Expenditures** \$750,345

**Balance Owed** \$0

**Funds Received Total** \$12,177,227

**Total Cost of Finished Infrastructure** \$30,760,000

**Expenditure Details**

Developer reimbursement

## TIF Form

**Municipality** Hilliard

**TIF Name** BAUMEISTER TIF

**TIF Ordinance** 2005-63

**TIF Type**

**First Year** 2014 **Last Year** 2023

**Levy Sharing** No

**School or Non-School TIF** S

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 75

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (C)

**Number of years total** 10

**Revenue Sharing** Y

**School District** HILLIARD CSD

**Project History**

Construction of a Cosgray Road/ Alton Darby connector road, including the widening and reconstruction of Cosgray Road and Alton Darby Road, widening of Scioto Darby Road between Elliot Road and Norwich Street

**Fund Balance** \$31,793.39

**Funds Received this Year** \$454,856

**Encumbered Amount** \$0

**Expenditures** \$423,062

**Balance Owed** \$0

**Funds Received Total** \$2,633,057

**Total Cost of Finished Infrastructure** \$12,557,292

**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard

**TIF Name** BMW TIF

**TIF Ordinance** 2013-21

**TIF Type**

**First Year** 2017 **Last Year** 2036

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 20

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Construction and improvements to Britton, Hayden Run, Davidson, Wilcox and related improvements

**Fund Balance** \$0

**Funds Received this Year** \$9,991

**Encumbered Amount** \$0

**Expenditures** \$9,991

**Balance Owed** \$0

**Funds Received Total** \$9,991

**Total Cost of Finished Infrastructure** \$30,760,000

**Expenditure Details**

Developer reimbursement for public infrastructure

## TIF Form

**Municipality** Hilliard

**TIF Name** BO JACKSON TIF

**TIF Ordinance** 2016-20

**TIF Type**

**First Year** 2017 **Last Year** 2046

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Construction of public access into parcel; construction of public parking lot and related facilities and related improvements

**Fund Balance** \$1,000

**Funds Received this Year** \$41,652

**Encumbered Amount** \$0

**Expenditures** \$121,154

**Balance Owed** \$0

**Funds Received Total** \$121,154

**Total Cost of Finished Infrastructure** \$1,605,600

**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard

**TIF Name** BOSSDIVER DIVE SHOP LLC TIF

**TIF Ordinance** 2006-79

**TIF Type**

**First Year** 2007 **Last Year** 2036

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Improvements to Lyman Drive and Cemetery road, I-270 overpass, and related improvements

**Fund Balance** \$0

**Funds Received this Year** \$20,194

**Encumbered Amount** \$0

**Expenditures** \$20,194

**Balance Owed** \$0

**Funds Received Total** \$280,646

**Total Cost of Finished Infrastructure** \$2,900,000

**Expenditure Details**

Debt servicing for finished infrastructure



## TIF Form

**Municipality** Hilliard

**TIF Name** BRITTON / LYMAN TIF (This is actually a 30 yr TIF. The first 10 the municipality receives all revenue. The remaining 20 yrs the school gets their portion.

**TIF Ordinance** 2013-17

**TIF Type**

**First Year** 2014 **Last Year** 2023

**Levy Sharing** N

**School or Non-School TIF** S

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 75

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 10

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Construction of new public roadway, improvements to Cemetery, Anson, & All Seasons

**Fund Balance** \$0

**Funds Received this Year** \$41,587

**Encumbered Amount** \$0

**Expenditures** \$41,587

**Balance Owed** \$0

**Funds Received Total** \$184,634

**Total Cost of Finished Infrastructure** \$904,882.6

**Expenditure Details**

Developer reimbursement for construction of David Meeks Way

## TIF Form

**Municipality** Hilliard

**TIF Name** CEMETERY RD TIF

**TIF Ordinance** 2001-84

**TIF Type**

**First Year** 2002 **Last Year** 2031

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Construction of Britton Parkway between Cemetery and Reynolds. Traffic signal at Britton and Cemetery. Cemetery Road widening, construction of an underpass, landscaping and median on Cemetery between Lyman and Parkway, median in the center of Lyman north

**Fund Balance** \$0

**Funds Received this Year** \$114,831

**Encumbered Amount** \$0

**Expenditures** \$114,831

**Balance Owed** \$0

**Funds Received Total** \$1,695,368

**Total Cost of Finished Infrastructure** \$5,800,000

**Expenditure Details**

Debt servicing for finished infrastructure

## TIF Form

**Municipality** Hilliard  
**TIF Name** CHAMPAIGN NATIONAL BANK TIF  
**TIF Ordinance** 2004-64  
**TIF Type**  
**First Year** 2005 **Last Year** 2034  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Construction and continued maintenance of access road off of Brown Park Drive

**Fund Balance** \$0  
**Funds Received this Year** \$10,287  
**Encumbered Amount** \$0  
**Expenditures** \$10,287

**Balance Owed** \$0  
**Funds Received Total** \$124,452  
**Total Cost of Finished Infrastructure** \$548,507  
**Expenditure Details**

Debt servicing for finished infrastructure

## TIF Form

**Municipality** Hilliard  
**TIF Name** CHASE BANK TIF  
**TIF Ordinance** 2006-73  
**TIF Type**  
**First Year** 2007 **Last Year** 2036  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Reconfiguration and widening of Scioto Darby Road and Cosgray Road and related improvements

**Fund Balance** \$0  
**Funds Received this Year** \$9,517  
**Encumbered Amount** \$0  
**Expenditures** \$9,517

**Balance Owed** \$0  
**Funds Received Total** \$93,208  
**Total Cost of Finished Infrastructure** \$12,557,292  
**Expenditure Details**

Debt servicing for finished infrastructure

## TIF Form

**Municipality** Hilliard

**TIF Name** CHUANG PROPERTIES LLC TIF

**TIF Ordinance** 2004-66

**TIF Type**

**First Year** 2005 **Last Year** 2034

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Construction and continued maintenance of access road off of Brown Park Drive

**Fund Balance** \$0

**Funds Received this Year** \$6,961

**Encumbered Amount** \$0

**Expenditures** \$6,961

**Balance Owed** \$0

**Funds Received Total** \$140,212

**Total Cost of Finished Infrastructure** \$548,507

**Expenditure Details**

Debt servicing for finished infrastructure

## TIF Form

**Municipality** Hilliard  
**TIF Name** CONTINENTAL TIF  
**TIF Ordinance** 2012-53  
**TIF Type**  
**First Year** 2014 **Last Year** 2023  
**Levy Sharing** N  
**School or Non-School TIF** S  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 75  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 10  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Britton Parkway Improvements; Reynolds Road Connector, Internal Roadway, Pedestrian Walkway, and other related improvements

**Fund Balance** \$0  
**Funds Received this Year** \$734,901  
**Encumbered Amount** \$0  
**Expenditures** \$734,901

**Balance Owed** \$0  
**Funds Received Total** \$4,388,514  
**Total Cost of Finished Infrastructure** \$5,060,606.44  
**Expenditure Details**

Developer reimbursement for Britton Parkway improvements

## TIF Form

**Municipality** Hilliard  
**TIF Name** CVS 3381 OH LLC TIF  
**TIF Ordinance** 2006-71  
**TIF Type**  
**First Year** 2007 **Last Year** 2036  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Reconfiguration of Fishinger and park Mill Drive and the I-270 overpass, construction of Fishinger and Trueman Blvd and related improvements

**Fund Balance** \$0  
**Funds Received this Year** \$17,380  
**Encumbered Amount** \$0  
**Expenditures** \$17,380

**Balance Owed** \$0  
**Funds Received Total** \$197,632  
**Total Cost of Finished Infrastructure** \$2,499,178  
**Expenditure Details**

Reimburse City for infrastructure improvements

TIF Form

Municipality Hilliard  
TIF Name CVS 7097 OH LLC TIF  
TIF Ordinance 2004-67  
TIF Type  
First Year 2005 Last Year 2034  
Levy Sharing N  
School or Non-School TIF NS  
JVSD TOLLES CAREER & TECHICAL CENTER

TIRC Date  
Percent of TIF 100  
TIF Ordinance Date  
TIF ORC Code 5709.40 (B)  
Number of years total 30  
Revenue Sharing N  
School District HILLIARD CSD  
Project History

Reconstruction and widening of Scioto-Darby road and Cosgray Road

Fund Balance \$0  
Funds Received this Year \$17,257  
Encumbered Amount \$0  
Expenditures \$17,257

Balance Owed \$0  
Funds Received Total \$183,009  
Total Cost of Finished Infrastructure \$12,557,292  
Expenditure Details

Reimburse City for infrastructure improvements



## TIF Form

**Municipality** Hilliard  
**TIF Name** DEMING CLARK OHIO LLC TIF  
**TIF Ordinance** 2006-72  
**TIF Type**  
**First Year** 2007 **Last Year** 2036  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Reconfiguration and widening of Scioto Darby Road and Cosgray Road and related improvements

**Fund Balance** \$0  
**Funds Received this Year** \$16,327  
**Encumbered Amount** \$0  
**Expenditures** \$16,327

**Balance Owed** \$0  
**Funds Received Total** \$288,259  
**Total Cost of Finished Infrastructure** \$12,557,292  
**Expenditure Details**

Reimburse City for infrastructure improvements

**TIF Form**

<b>Municipality</b> Hilliard	<b>TIRC Date</b>
<b>TIF Name</b> ENTERPRISE RENTAL CAR TIF	<b>Percent of TIF</b> 100
<b>TIF Ordinance</b> 2013-45	<b>TIF Ordinance Date</b>
<b>TIF Type</b>	<b>TIF ORC Code</b> 5709.40 (B)
<b>First Year</b> 2014 <b>Last Year</b> 2043	<b>Number of years total</b> 30
<b>Levy Sharing</b> N	<b>Revenue Sharing</b> N
<b>School or Non-School TIF</b> NS	<b>School District</b> HILLIARD CSD
<b>JVSD</b> TOLLES CAREER & TECHICAL CENTER	<b>Project History</b>

Improvements to Heritage Club Drive,Main St and Scioto Darby

<b>Fund Balance</b> \$3,000	<b>Balance Owed</b> \$0
<b>Funds Received this Year</b> \$6,086	<b>Funds Received Total</b> \$43,813
<b>Encumbered Amount</b> \$0	<b>Total Cost of Finished Infrastructure</b> \$2,109,056
<b>Expenditures</b> \$40,813	<b>Expenditure Details</b>

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard  
**TIF Name** FIFTH THIRD ON CEMETERY TIF  
**TIF Ordinance** 2007-31  
**TIF Type**  
**First Year** 2008 **Last Year** 2037  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Reconfiguration of intersection of Cemetery & Norwich and related improvements

**Fund Balance** \$0  
**Funds Received this Year** \$16,350  
**Encumbered Amount** \$0  
**Expenditures** \$16,350

**Balance Owed** \$0  
**Funds Received Total** \$157,959  
**Total Cost of Finished Infrastructure** \$1,446,084  
**Expenditure Details**

Debt servicing for finished infrastructure

TIF Form

Municipality Hilliard  
TIF Name HER REAL LIVING TIF  
TIF Ordinance 2004-69  
TIF Type  
First Year 2005 Last Year 2034  
Levy Sharing N  
School or Non-School TIF NS  
JVSD TOLLES CAREER & TECHICAL CENTER

TIRC Date  
Percent of TIF 100  
TIF Ordinance Date  
TIF ORC Code 5709.40 (B)  
Number of years total 30  
Revenue Sharing N  
School District HILLIARD CSD  
Project History

Designing, reconstruction, and other public infrastructure improvements related to widening Hilliard-Rome Road

Fund Balance \$0  
Funds Received this Year \$18,136  
Encumbered Amount \$0  
Expenditures \$18,136

Balance Owed \$0  
Funds Received Total \$272,357  
Total Cost of Finished Infrastructure \$14,447,298  
Expenditure Details

Developer reimbursement

**TIF Form**

**Municipality** Hilliard  
**TIF Name** HICKORY CHASE TIF  
**TIF Ordinance** 2007-23  
**TIF Type**  
**First Year** 2009 **Last Year** 2038  
**Levy Sharing** N  
**School or Non-School TIF** S  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40(B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Construction of Britton Parkway between Reynolds and Davidson, construction of Anson R., improvements to Leap, improvements to Britton at multiple locations

**Fund Balance** \$0  
**Funds Received this Year** \$2,024,018  
**Encumbered Amount** \$0  
**Expenditures** \$2,024,018

**Balance Owed** \$0  
**Funds Received Total** \$8,731,068  
**Total Cost of Finished Infrastructure** \$30,760,000  
**Expenditure Details**

Developer reimbursement

**TIF Form**

**Municipality** Hilliard  
**TIF Name** JAJ URBAN TIF  
**TIF Ordinance** 2012-42  
**TIF Type**  
**First Year** 2014 **Last Year** 2042  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.41  
**Number of years total** 29  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Purchase of materials only that are used to rehabilitate the exterior of building structure damaged from arson, in a total amount not to exceed 182,000

**Fund Balance** \$0  
**Funds Received this Year** \$66,740  
**Encumbered Amount** \$0  
**Expenditures** \$66,740

**Balance Owed** \$0  
**Funds Received Total** \$66,740  
**Total Cost of Finished Infrastructure** \$182,000  
**Expenditure Details**

Reimburse property owner for arson damage

**TIF Form**

**Municipality** Hilliard  
**TIF Name** JIMMY JOHN'S TIF  
**TIF Ordinance** 2013-45  
**TIF Type**  
**First Year** 2015 **Last Year** 2044  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Improvements to Heritage Club Drive,Main St and Scioto Darby

**Fund Balance** \$3,000  
**Funds Received this Year** \$6,086  
**Encumbered Amount** \$0  
**Expenditures** \$6,086

**Balance Owed** \$0  
**Funds Received Total** \$43,813  
**Total Cost of Finished Infrastructure** \$2,109,056  
**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard

**TIF Name** JONES-COCHENOUR & CO TIF

**TIF Ordinance** 2008-08

**TIF Type**

**First Year** 2009 **Last Year** 2038

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Main Street rehabilitation and streetscape project (project limits from appx. Grace St to Fairgrounds)

**Fund Balance** \$0

**Funds Received this Year** \$5,752

**Encumbered Amount** \$0

**Expenditures** \$5,752

**Balance Owed** \$0

**Funds Received Total** \$62,458

**Total Cost of Finished Infrastructure** \$6,428,056

**Expenditure Details**

Reimburse developer for public improvements



TIF Form

Municipality Hilliard  
TIF Name JOSEPH A BELLIN TIF  
TIF Ordinance 2006-78  
TIF Type  
First Year 2007 Last Year 2036  
Levy Sharing N  
School or Non-School TIF NS  
JVSD TOLLES CAREER & TECHICAL CENTER

TIRC Date  
Percent of TIF 100  
TIF Ordinance Date  
TIF ORC Code 5709.40 (B)  
Number of years total 30  
Revenue Sharing N  
School District HILLIARD CSD  
Project History

Triangle work

Fund Balance \$0  
Funds Received this Year \$11,913  
Encumbered Amount \$0  
Expenditures \$11,913

Balance Owed \$0  
Funds Received Total \$140,212  
Total Cost of Finished Infrastructure \$14,447,298  
Expenditure Details

Reimburse developer for public improvements

**TIF Form**

<b>Municipality</b> Hilliard	<b>TIRC Date</b>
<b>TIF Name</b> KIM YUN TIF	<b>Percent of TIF</b> 100
<b>TIF Ordinance</b> 2004-70	<b>TIF Ordinance Date</b>
<b>TIF Type</b>	<b>TIF ORC Code</b> 5709.40 (B)
<b>First Year</b> 2005 <b>Last Year</b> 2034	<b>Number of years total</b> 30
<b>Levy Sharing</b> N	<b>Revenue Sharing</b> N
<b>School or Non-School TIF</b> NS	<b>School District</b> HILLIARD CSD
<b>JVSD</b> TOLLES CAREER & TECHICAL CENTER	<b>Project History</b>

Reconstruction and widening of Scioto-Darby road and Cosgray Road

<b>Fund Balance</b> \$0	<b>Balance Owed</b> \$0
<b>Funds Received this Year</b> \$15,432	<b>Funds Received Total</b> \$156,703
<b>Encumbered Amount</b> \$0	<b>Total Cost of Finished Infrastructure</b> \$12,557,292
<b>Expenditures</b> \$15,432	<b>Expenditure Details</b>

Reimburse City for infrastructure improvements

**TIF Form**

**Municipality** Hilliard  
**TIF Name** NEW DELHI LAND LLC TIF  
**TIF Ordinance** 2004-71  
**TIF Type**  
**First Year** 2005 **Last Year** 2034  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Construction and continued maintenance of access road off of Brown Park Drive

**Fund Balance** \$0  
**Funds Received this Year** \$2,304  
**Encumbered Amount** \$0  
**Expenditures** \$2,304

**Balance Owed** \$0  
**Funds Received Total** \$63,722  
**Total Cost of Finished Infrastructure** \$548,507  
**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard  
**TIF Name** OHIO BELL TIF  
**TIF Ordinance** 2004-72  
**TIF Type**  
**First Year** 2005 **Last Year** 2034  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Acquiring, constructing and installing storm water sewers along Norwich St.

**Fund Balance** \$0  
**Funds Received this Year** \$14,695  
**Encumbered Amount** \$0  
**Expenditures** \$14,695

**Balance Owed** \$0  
**Funds Received Total** \$129,330  
**Total Cost of Finished Infrastructure** \$4,348,695  
**Expenditure Details**

Reimburse developer for public improvements

## TIF Form

**Municipality** Hilliard  
**TIF Name** ONE MILL RUN TIF  
**TIF Ordinance** 2014-19  
**TIF Type**  
**First Year** 2017 **Last Year** 2046  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Improvements to Park Mill run Dr and intersection of Park Mill and Fishinger; improvements to Fishinger

**Fund Balance** \$0  
**Funds Received this Year** \$7,585  
**Encumbered Amount** \$0  
**Expenditures** \$20,643

**Balance Owed** \$0  
**Funds Received Total** \$37,701  
**Total Cost of Finished Infrastructure** \$2,900,000  
**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard

**TIF Name** PBV LIMITED LLC TIF

**TIF Ordinance** 2006-76

**TIF Type**

**First Year** 2008 **Last Year** 2037

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Improvements to Leap Road and improvements to intersection of Cemetery & Brown Park Drive and related improvements

**Fund Balance** \$0

**Funds Received this Year** \$3,016

**Encumbered Amount** \$0

**Expenditures** \$3,016

**Balance Owed** \$0

**Funds Received Total** \$28,310

**Total Cost of Finished Infrastructure** \$548,507

**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard

**TIF Name** PET PALACE TIF

**TIF Ordinance** 2007-54

**TIF Type**

**First Year** 2008 **Last Year** 2037

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Improvements to Lyman Drive, Lyman/Davidson intersection and Davidson and Britton

**Fund Balance** \$0

**Funds Received this Year** \$12,552

**Encumbered Amount** \$0

**Expenditures** \$12,552

**Balance Owed** \$0

**Funds Received Total** \$132,134

**Total Cost of Finished Infrastructure** \$2,900,000

**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard  
**TIF Name** RCL WORLD TIF  
**TIF Ordinance** 2004-74  
**TIF Type**  
**First Year** 2005 **Last Year** 2034  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Widening Hilliard-Rome Road and the intersection of Scioto-Darby, Cemetery, Main Street, and High School Drive, commonly referred to as the "Triangle".

**Fund Balance** \$0  
**Funds Received this Year** \$29,336  
**Encumbered Amount** \$0  
**Expenditures** \$29,336

**Balance Owed** \$0  
**Funds Received Total** \$145,297  
**Total Cost of Finished Infrastructure** \$14,447,298  
**Expenditure Details**

Reimburse developer for public improvements



## TIF Form

**Municipality** Hilliard

**TIF Name** SDLA LLC TIF

**TIF Ordinance** 2006-74

**TIF Type**

**First Year** 2007 **Last Year** 2036

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Improvements to Leap Road and improvements to intersection of Cemetery & Brown Park Drive and related improvements

**Fund Balance** \$0

**Funds Received this Year** \$3,234

**Encumbered Amount** \$0

**Expenditures** \$3,234

**Balance Owed** \$0

**Funds Received Total** \$31,199

**Total Cost of Finished Infrastructure** \$548,547

**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard  
**TIF Name** SOMA TIF  
**TIF Ordinance** 2003-06  
**TIF Type**  
**First Year** 2004 **Last Year** 2033  
**Levy Sharing** N  
**School or Non-School TIF** P  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (C)  
**Number of years total** 30  
**Revenue Sharing** Y  
**School District** HILLIARD CSD  
**Project History**

Construction of Trueman Blvd

**Fund Balance** \$307,924.29  
**Funds Received this Year** \$1,937,570  
**Encumbered Amount** \$0  
**Expenditures** \$1,937,570

**Balance Owed** \$0  
**Funds Received Total** \$21,773,670  
**Total Cost of Finished Infrastructure** \$17,545,500  
**Expenditure Details**

School compensation

## TIF Form

**Municipality** Hilliard

**TIF Name** SQUARE AT LATHAM TIF (2017-2046)

District 050 TIF

**TIF Ordinance** 2014-52

**TIF Type**

**First Year** 2017 **Last Year** 2046

**Levy Sharing** N

**School or Non-School TIF** S

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Scioto Darby Road improvements, new public roadway into development, sanitary sewer, public water main, leisure trails, Charles W. Latham Park improvements

**Fund Balance** \$762,698.73

**Funds Received this Year** \$762,698

**Encumbered Amount** \$0

**Expenditures** \$0

**Balance Owed** \$0

**Funds Received Total** \$762,698

**Total Cost of Finished Infrastructure** \$0

**Expenditure Details**

School compensation

## TIF Form

**Municipality** Hilliard

**TIF Name** SQUARE AT LATHAM TIF (2017-2046)

DISTRICT 053 TIF

**TIF Ordinance** 2014-52

**TIF Type**

**First Year** 2017 **Last Year** 2046

**Levy Sharing** N

**School or Non-School TIF** S

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Scioto Darby Road improvements, new public roadway into development, sanitary sewer, public water main, leisure trails, Charles W. Latham Park improvements

**Fund Balance** \$762,698.73

**Funds Received this Year** \$762,298

**Encumbered Amount** \$0

**Expenditures** \$0

**Balance Owed** \$0

**Funds Received Total** \$762,698

**Total Cost of Finished Infrastructure** \$0

**Expenditure Details**

School compensation

## TIF Form

**Municipality** Hilliard

**TIF Name** SQUARE AT LATHAM TIF (2018-2047)  
DISTRICT 050 TIF

**TIF Ordinance** 2014-52

**TIF Type**

**First Year** 2018 **Last Year** 2047

**Levy Sharing** N

**School or Non-School TIF** S

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Scioto Darby Road improvements, new public roadway into development, sanitary sewer, public water main, leisure trails, Charles W. Latham Park improvements

**Fund Balance** \$762,698.73

**Funds Received this Year** \$762,698

**Encumbered Amount** \$0

**Expenditures** \$0

**Balance Owed** \$0

**Funds Received Total** \$762,698

**Total Cost of Finished Infrastructure** \$0

**Expenditure Details**

School compensation

TIF Form

<b>Municipality</b> Hilliard	<b>TIRC Date</b>
<b>TIF Name</b> STRICKLER & SONS TIF	<b>Percent of TIF</b> 100
<b>TIF Ordinance</b> 2004-73	<b>TIF Ordinance Date</b>
<b>TIF Type</b>	<b>TIF ORC Code</b> 5709.40 (B)
<b>First Year</b> 2005 <b>Last Year</b> 2034	<b>Number of years total</b> 30
<b>Levy Sharing</b> N	<b>Revenue Sharing</b> N
<b>School or Non-School TIF</b> NS	<b>School District</b> HILLIARD CSD
<b>JVSD</b> TOLLES CAREER & TECHICAL CENTER	<b>Project History</b>

Acquiring, constructing and installing storm water sewers along Norwich St.

<b>Fund Balance</b> \$0	<b>Balance Owed</b> \$0
<b>Funds Received this Year</b> \$5,714	<b>Funds Received Total</b> \$72,357
<b>Encumbered Amount</b> \$0	<b>Total Cost of Finished Infrastructure</b> \$5,765,084
<b>Expenditures</b> \$5,714	<b>Expenditure Details</b>

Reimburse developer for public improvements

**TIF Form**

**Municipality** Hilliard  
**TIF Name** TREC DEVELOPMENT TIF  
**TIF Ordinance** 2002-74  
**TIF Type**  
**First Year** 2005 **Last Year** 2034  
**Levy Sharing** N  
**School or Non-School TIF** S  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Reconstruction of Cosgray Road

**Fund Balance** \$0  
**Funds Received this Year** \$32,292  
**Encumbered Amount** \$0  
**Expenditures** \$32,292

**Balance Owed** \$0  
**Funds Received Total** \$527,006  
**Total Cost of Finished Infrastructure** \$12,557,292  
**Expenditure Details**

Reimburse City for infrastructure improvements

## TIF Form

**Municipality** Hilliard

**TIF Name** UDF TIF

**TIF Ordinance** 2001-85

**TIF Type**

**First Year** 2002 **Last Year** 2031

**Levy Sharing** N

**School or Non-School TIF** NS

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 100

**TIF Ordinance Date**

**TIF ORC Code** 5709.40 (B)

**Number of years total** 30

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Widening Leap Road, Cemetery Road widening, Cemetery median between Lyman and Parkway Ln, median in the center of Lyman north of Cemetery, island south of Cemetery

**Fund Balance** \$0

**Funds Received this Year** \$6,702

**Encumbered Amount** \$0

**Expenditures** \$6,702

**Balance Owed** \$0

**Funds Received Total** \$92,715

**Total Cost of Finished Infrastructure** \$2,900,000

**Expenditure Details**

Reimburse City for infrastructure improvements



## TIF Form

**Municipality** Hilliard

**TIF Name** URBAN TIF

**TIF Ordinance** 2014-51

**TIF Type**

**First Year** 2016 **Last Year** 2025

**Levy Sharing** N

**School or Non-School TIF** S

**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**

**Percent of TIF** 75

**TIF Ordinance Date**

**TIF ORC Code** 5709.41

**Number of years total** 10

**Revenue Sharing** N

**School District** HILLIARD CSD

**Project History**

Renovation of silo tower, construction of first-floor commercial improvements, extension of Franklin St, and all related improvements

**Fund Balance** \$0

**Funds Received this Year** \$479,113

**Encumbered Amount** \$0

**Expenditures** \$479,113

**Balance Owed** \$0

**Funds Received Total** \$884,435

**Total Cost of Finished Infrastructure** \$4,319,000

**Expenditure Details**

Developer reimbursement for public infrastructure

## TIF Form

**Municipality** Hilliard  
**TIF Name** VISION DEVELOPMENT TIF  
**TIF Ordinance** 2015-32  
**TIF Type**  
**First Year** 2018 **Last Year** 2027  
**Levy Sharing** N  
**School or Non-School TIF** S  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 75  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 10  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Construction of roadway to connect Edwards Farms to Trueman and other related improvements

**Fund Balance** \$0  
**Funds Received this Year** \$720,939  
**Encumbered Amount** \$0  
**Expenditures** \$621,393

**Balance Owed** \$0  
**Funds Received Total** \$900,955  
**Total Cost of Finished Infrastructure** \$4,534,950  
**Expenditure Details**

Developer reimbursement for public infrastructure

## TIF Form

**Municipality** Hilliard  
**TIF Name** WALGREENS ON MAIN  
**TIF Ordinance** 2006-77  
**TIF Type**  
**First Year** 2007 **Last Year** 2036  
**Levy Sharing** N  
**School or Non-School TIF** NS  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 100  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (B)  
**Number of years total** 30  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Triangle work

**Fund Balance** \$0  
**Funds Received this Year** \$24,971  
**Encumbered Amount** \$0  
**Expenditures** \$24,971

**Balance Owed** \$0  
**Funds Received Total** \$554,423  
**Total Cost of Finished Infrastructure** \$14,447,298  
**Expenditure Details**

Developer reimbursement for public infrastructure

## TIF Form

**Municipality** Hilliard  
**TIF Name** WILCOX RD TIF  
**TIF Ordinance** 2009-51  
**TIF Type**  
**First Year** 2011 **Last Year** 2020  
**Levy Sharing** Y  
**School or Non-School TIF** S  
**JVSD** TOLLES CAREER & TECHICAL CENTER

**TIRC Date**  
**Percent of TIF** 75  
**TIF Ordinance Date**  
**TIF ORC Code** 5709.40 (C)  
**Number of years total** 10  
**Revenue Sharing** N  
**School District** HILLIARD CSD  
**Project History**

Extension of Riggins Road; construction of roundabout; and related improvements

**Fund Balance** \$1,065,812.61  
**Funds Received this Year** \$693,675  
**Encumbered Amount** \$1,065,812  
**Expenditures** \$0

**Balance Owed** \$1,065,812  
**Funds Received Total** \$5,302,182  
**Total Cost of Finished Infrastructure** \$4,692,714  
**Expenditure Details**

Reimburse City for infrastructure improvements

## Abatement Report

**Name of TIRC** Hilliard

**Company Name** Advanced Drainage Systems Inc (ADS)

**CRA Name** Hilliard Soma

**First Year** 2006 **Last Year** 2020

**Total Appraised Value** \$4,053,300

**Annual Tax Paid** \$24,969.7

**Delinquent Tax** \$0

**Building Description/Use** Corporate Headquarters

**Tenants** Advanced Drainage

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 100%

**Number of Years** 15

**Total Value Abated** \$3,273,300

**Foregone Tax** \$104,782.94

**Do you believe this abatement is in compliance?**

Yes

**Parcel Numbers** 050-009208

**Vacancies**

### Project Details/History

Advanced Drainage received an abatement for the construction of their headquarters on Trueman Blvd.

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$3,100,000

**Investment Completion Date** May 30, 2002

**Number of Retained Jobs** 85

**Payroll Retained** \$7,300,000

**Number of New Jobs Created** 10

**New Payroll Created** \$420,000

**Jobs/Payroll Created By** December 30, 2005

### As Verified

**Real Estate Only Invested** \$4,300,000

**Date Investment Completed** November 7, 2010

**Actual Retained Jobs** 85

**Payroll Dollars Retained** \$7,300,000

**New Jobs Created** 116

**New Payroll Dollars Created** \$31,445,000

**Community Involvement**

### Other Agreement Benchmarks

#### Notes

Final reporting year

## Abatement Report

**Name of TIRC** Hilliard

**Company Name** Ashford At Sturbridge LLC

**CRA Name** Old Hilliard CRA

**First Year** 2017 **Last Year** 2031

**Total Appraised Value** \$7,415,600

**Annual Tax Paid** \$124,869.54

**Delinquent Tax** \$0

**Building Description/Use** Senior Living

**Tenants** Ashford at Sturbridge

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 15

**Total Value Abated** \$3,514,800

**Foregone Tax** \$112,513.19

**Do you believe this abatement is in compliance?**

No

**Parcel Numbers** 050-011485

**Vacancies**

### Project Details/History

Project included the construction of a 124-bed assisted living facility.

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$10,500,000

**Investment Completion Date** December 30, 2018

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 55

**New Payroll Created** \$1,000,000

**Jobs/Payroll Created By** December 30, 2020

### As Verified

**Real Estate Only Invested** \$9,036,947

**Date Investment Completed** December 6, 2018

**Actual Retained Jobs** 0

**Payroll Dollars Retained** \$0

**New Jobs Created** 45

**New Payroll Dollars Created** \$1,178,762

**Community Involvement** N/A

### Other Agreement Benchmarks

#### Notes

Recommend cancellation. Property owner has received standard of care complaints, unpermitted operation of

## Abatement Report

**Name of TIRC** Hilliard

**Company Name** Credit Union of Ohio

**CRA Name** Hilliard Britton Central CRA

**First Year** 2007 **Last Year** 2021

**Total Appraised Value** \$4,391,000

**Annual Tax Paid** \$66,192.9

**Delinquent Tax** \$0

**Building Description/Use** Financial Institution

**Tenants** Credit Union of Ohio

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 100%

**Number of Years** 15

**Total Value Abated** \$2,323,200

**Foregone Tax** \$74,368.57

**Do you believe this abatement is in compliance?**

Yes

**Parcel Numbers** 050-010536

**Vacancies**

### Project Details/History

Credit Union of Ohio received an abatement for the construction a new 18,000 headquarters and bank branch

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$2,200,000

**Investment Completion Date** March 30, 2007

**Number of Retained Jobs** 28

**Payroll Retained** \$1,620,000

**Number of New Jobs Created** 6

**New Payroll Created** \$0

**Jobs/Payroll Created By** December 30, 2011

### As Verified

**Real Estate Only Invested** \$3,196,625

**Date Investment Completed** December 30, 2007

**Actual Retained Jobs** 27

**Payroll Dollars Retained** \$2,079,300

**New Jobs Created** 0

**New Payroll Dollars Created** \$0

**Community Involvement**

### Other Agreement Benchmarks

#### Notes

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## Abatement Report

**Name of TIRC** Hilliard

**Company Name** InnSight Hospitality LLC

**CRA Name** Hilliard I-270W

**First Year** 2019 **Last Year** 2028

**Total Appraised Value** \$4,000,000

**Annual Tax Paid** \$42,847.54

**Delinquent Tax** \$0

**Building Description/Use** Hotel

**Tenants** Marriott TownPlace

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 75%

**Number of Years** 10

**Total Value Abated** \$2,661,500

**Foregone Tax** \$85,198.42

**Do you believe this abatement is in compliance?**

Yes

**Parcel Numbers** 050-011515

**Vacancies**

### Project Details/History

A tiered abatement was approved for the construction of a 94-room Marriott TownPlace Suites with conferencing space

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$9,500,000

**Investment Completion Date** May 31, 2020

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 16

**New Payroll Created** \$700,000

**Jobs/Payroll Created By** March 31, 2021

### As Verified

**Real Estate Only Invested** \$9,500,000

**Date Investment Completed** July 26, 2020

**Actual Retained Jobs** 0

**Payroll Dollars Retained** \$0

**New Jobs Created** 20

**New Payroll Dollars Created** \$386,577

**Community Involvement**

### Other Agreement Benchmarks

#### Notes



## Abatement Report

**Name of TIRC** Hilliard

**Company Name** JAJ Holdings Limited LLC

**CRA Name** Hilliard I-270 W CRA

**First Year** 2013   **Last Year** 2024

**Total Appraised Value** \$2,639,900

**Annual Tax Paid** \$48,651.62

**Delinquent Tax** \$0

**Building Description/Use** Warehouse and office

**Tenants** Premium Beverage

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 12

**Total Value Abated** \$1,120,100

**Foregone Tax** \$35,856.26

**Do you believe this abatement is in compliance?**  
Yes

**Parcel Numbers** 050-002861

**Vacancies** N/A

### Project Details/History

JAJ Holdings acquired an arson-damaged warehouse and was approved for an abatement to reconstruct and locate its beer distribution company

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$1,500,000

**Investment Completion Date** December 30, 2013

**Number of Retained Jobs** 5

**Payroll Retained** \$350,000

**Number of New Jobs Created** 2

**New Payroll Created** \$150,000

**Jobs/Payroll Created By** December 30, 2019

### As Verified

**Real Estate Only Invested** \$2,270,000

**Date Investment Completed** April 17, 2013

**Actual Retained Jobs** 29

**Payroll Dollars Retained** \$1,700,000

**New Jobs Created** 46

**New Payroll Dollars Created** \$2,698,667

**Community Involvement**

**Other Agreement Benchmarks** N/A

**Notes**

N/A

## Abatement Report

**Name of TIRC** Hilliard

**Company Name** JD Equipment Inc., and JD Power Systems, LLC, Hilliard Real Estate Group

**CRA Name** Hilliard Mill Run CRA

**First Year** 2019 **Last Year** 2026

**Total Appraised Value** \$2,785,000

**Annual Tax Paid** \$76,318.52

**Delinquent Tax** \$0

**Building Description/Use** Retail

**Tenants** Ag-Pro

**Tax Year** 2021

**Community Reinvestment Area Type** Remodel Only

**Percent Abated** 50%

**Number of Years** 8

**Total Value Abated** \$400,900

**Foregone Tax** \$12,833.78

**Do you believe this abatement is in compliance?**

Yes

**Parcel Numbers** 050-007017

**Vacancies** N/A

### Project Details/History

JD Equipment now AgPro received an abatement for its renovation of 3727 Park Mill Run

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$800,000

**Investment Completion Date** May 31, 2015

**Number of Retained Jobs** 11

**Payroll Retained** \$400,000

**Number of New Jobs Created** 2

**New Payroll Created** \$175,000

**Jobs/Payroll Created By** May 31, 2020

### As Verified

**Real Estate Only Invested** \$762,910

**Date Investment Completed** August 2, 2015

**Actual Retained Jobs** 11

**Payroll Dollars Retained** \$400,000

**New Jobs Created** 6

**New Payroll Dollars Created** \$473,310

**Community Involvement** N/A

**Other Agreement Benchmarks** N/A

**Notes**

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## Abatement Report

**Name of TIRC** Hilliard

**Company Name** MERCO IV LLC

**CRA Name** Hilliard Soma CRA

**First Year** 2013   **Last Year** 2024

**Total Appraised Value** \$5,127,700

**Annual Tax Paid** \$91,668.38

**Delinquent Tax** \$0

**Building Description/Use** Medical Offices

**Tenants** Orthopedic ONE, Pediatric Associates

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 12

**Total Value Abated** \$2,264,100

**Foregone Tax** \$72,477.15

**Do you believe this abatement is in compliance?**  
Yes

**Parcel Numbers** 050-003206

**Vacancies** 2,079 SF vacancy filled in 2022

### Project Details/History

The developer received an abatement to construct an 18,104 SF medical office building

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$3,350,000

**Investment Completion Date** December 30, 2014

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 50

**New Payroll Created** \$3,198,000

**Jobs/Payroll Created By** December 30, 2019

### As Verified

**Real Estate Only Invested** \$4,975,000

**Date Investment Completed** August 6, 2014

**Actual Retained Jobs** 0

**Payroll Dollars Retained** \$0

**New Jobs Created** 32

**New Payroll Dollars Created** \$2,971,055

**Community Involvement** N/A

**Other Agreement Benchmarks** N/A

**Notes**

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## Abatement Report

**Name of TIRC** Hilliard

**Company Name** Purdy Bowl Realty LLC

**CRA Name** Old Hilliard CRA

**First Year** 2017 **Last Year** 2028

**Total Appraised Value** \$3,105,000

**Annual Tax Paid** \$66,461.78

**Delinquent Tax** \$0

**Building Description/Use** Entertainment Center

**Tenants** Ten Pin Alley

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 12

**Total Value Abated** \$1,028,800

**Foregone Tax** \$32,933.2

**Do you believe this abatement is in compliance?**

Yes

**Parcel Numbers** 050-002092

**Vacancies** N/A

### Project Details/History

The property owner received an abatement for the remodeling and addition of entertainment space for Ten Pin Alley

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$5,500,000

**Investment Completion Date** December 30, 2018

**Number of Retained Jobs** 30

**Payroll Retained** \$524,568

**Number of New Jobs Created** 20

**New Payroll Created** \$608,057

**Jobs/Payroll Created By** December 30, 2018

### As Verified

**Real Estate Only Invested** \$4,486,885

**Date Investment Completed** August 1, 2018

**Actual Retained Jobs** 30

**Payroll Dollars Retained** \$524,568

**New Jobs Created** 16

**New Payroll Dollars Created** \$433,945

**Community Involvement**

**Other Agreement Benchmarks** N/A

**Notes**

This project saw a significant recovery from the previous year

## Abatement Report

**Name of TIRC** Hilliard

**Company Name** Granite Inlinger LLC

**CRA Name** Hilliard I-270 W CRA

**First Year** 2019 **Last Year** 2030

**Total Appraised Value** \$3,803,500

**Tax Year** 2021

**Community Reinvestment Area Type**

**Percent Abated** 50%

**Number of Years** 12

**Total Value Abated** \$1,282,900

**Annual Tax Paid** \$80,688.5

**Delinquent Tax** \$0

**Building Description/Use** Industrial warehouse

**Tenants** Granite Inliner

**Foregone Tax** \$41,067.7

**Do you believe this abatement is in compliance?**

Yes

**Parcel Numbers** 050-002994

**Vacancies** N/A

### Project Details/History

Granite constructed an approximately 36,000 square foot facility for the production and distribution of cured-in-place pipe liners.

### Photo (If Provided by Municipality)

### Agreement Benchmarks

**Real Estate Only Investment** \$3,900,000

**Investment Completion Date** December 30, 2019

**Number of Retained Jobs** 51

**Payroll Retained** \$4,043,716.93

**Number of New Jobs Created** 8

**New Payroll Created** \$860,000

**Jobs/Payroll Created By** December 31, 2022

### As Verified

**Real Estate Only Invested** \$6,564,186

**Date Investment Completed** December 31, 2019

**Actual Retained Jobs** 51

**Payroll Dollars Retained** \$4,043,716

**New Jobs Created** 0

**New Payroll Dollars Created** \$0

**Community Involvement** N/A

**Other Agreement Benchmarks** N/A

**Notes**

Company is still within their 3 year job creation window

## Abatement Report

**Name of TIRC** Hilliard

**Company Name** RKD Holdings & Siekmann LLC

**CRA Name** Hilliard I-270 W CRA

**First Year** 2014 **Last Year** 2028

**Total Appraised Value** \$2,164,000

**Annual Tax Paid** \$42,486.26

**Delinquent Tax** \$0

**Building Description/Use** Equipment rental

**Tenants** Sunbelt Rentals

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 50%

**Number of Years** 15

**Total Value Abated** \$836,800

**Foregone Tax** \$26,787.03

**Do you believe this abatement is in compliance?**  
Yes

**Parcel Numbers** 050-003212

**Vacancies** N/A

### Project Details/History

Sunbelt rentals received an abatement for its construction of a new facility on Parkway Lane and to encourage redevelopment of its previous site near Old Hilliard

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$1,100,000

**Investment Completion Date** December 30, 2015

**Number of Retained Jobs** 10

**Payroll Retained** \$487,000

**Number of New Jobs Created** 2

**New Payroll Created** \$114,000

**Jobs/Payroll Created By** December 30, 2020

### As Verified

**Real Estate Only Invested** \$1,311,571

**Date Investment Completed** October 1, 2014

**Actual Retained Jobs** 10

**Payroll Dollars Retained** \$487,000

**New Jobs Created** 2

**New Payroll Dollars Created** \$182,814

**Community Involvement** N/A

**Other Agreement Benchmarks** N/A

**Notes**

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## Abatement Report

**Name of TIRC** Hilliard  
**Company Name** Roundtree Rentals LTD  
**CRA Name** Old Hilliard CRA  
**First Year** 2016   **Last Year** 2025  
**Total Appraised Value** \$614,100

**Annual Tax Paid** \$19,271.7  
**Delinquent Tax** \$0  
**Building Description/Use** Restaurant  
**Tenants** Starliner Diner

**Tax Year** 2021  
**Community Reinvestment Area Type** Remodel Only  
**Percent Abated** 75%  
**Number of Years** 10  
**Total Value Abated** \$12,100

**Foregone Tax** \$387.76  
**Do you believe this abatement is in compliance?**  
Yes  
**Parcel Numbers** 050-000010  
**Vacancies** None

### Project Details/History

This project received an abatement to remodel a retail space in Old Hilliard to accommodate the relocation of Starliner Diner

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$600,000  
**Investment Completion Date** December 30, 2016  
**Number of Retained Jobs** 16  
**Payroll Retained** \$590,000  
**Number of New Jobs Created** 0  
**New Payroll Created** \$0  
**Jobs/Payroll Created By** June 30, 2016

### As Verified

**Real Estate Only Invested** \$471,902  
**Date Investment Completed** May 31, 2016  
**Actual Retained Jobs** 16  
**Payroll Dollars Retained** \$590,000  
**New Jobs Created** 8  
**New Payroll Dollars Created** \$67,921  
**Community Involvement**

**Other Agreement Benchmarks** N/A  
**Notes**

The relocation of this restaurant facilitated the development of a mixed-use development called Landmark



## Abatement Report

**Name of TIRC** Hilliard

**Company Name** RRIHQ LLC & Hilliard Preserve LLC

**CRA Name** Hilliard Soma RRIHQ

**First Year** 2012 **Last Year** 2026

**Total Appraised Value** \$2,640,000

**Annual Tax Paid** \$36,518.46

**Delinquent Tax** \$0

**Building Description/Use** Office Building

**Tenants** Battelle for Kids

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 71%

**Number of Years** 15

**Total Value Abated** \$1,499,200

**Foregone Tax** \$47,991.3

**Do you believe this abatement is in compliance?**

Yes

**Parcel Numbers** 050-010984

**Vacancies**

### Project Details/History

This project was originally approved to support the construction of an 18,000 SF office

### Photo (If Provided by Municipality)



### Agreement Benchmarks

**Real Estate Only Investment** \$1,800,000

**Investment Completion Date** August 30, 2012

**Number of Retained Jobs** 17

**Payroll Retained** \$782,000

**Number of New Jobs Created** 31

**New Payroll Created** \$520,000

**Jobs/Payroll Created By** August 30, 2017

### As Verified

**Real Estate Only Invested** \$2,003,600

**Date Investment Completed** September 13, 2012

**Actual Retained Jobs** 0

**Payroll Dollars Retained** \$0

**New Jobs Created** 26

**New Payroll Dollars Created** \$2,780,511

**Community Involvement**

### Other Agreement Benchmarks

#### Notes

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## Abatement Report

**Name of TIRC** Hilliard

**Company Name** Vadata, Inc.

**CRA Name** Hilliard Britton Central CRA

**First Year** 2019   **Last Year** 2033

**Total Appraised Value** \$38,951,166.67

**Annual Tax Paid** \$188,253.06

**Delinquent Tax** \$0

**Building Description/Use** Data center

**Tenants** Amazon Web Services

**Tax Year** 2021

**Community Reinvestment Area Type** New Construction

**Percent Abated** 100%

**Number of Years** 15

**Total Value Abated** \$33,070,333.33

**Foregone Tax** \$1,058,623.18

**Do you believe this abatement is in compliance?**

Yes

**Parcel Numbers** 050-011444

**Vacancies**

### Project Details/History

Project includes the construction of a data center complex

### Photo (If Provided by Municipality)

### Agreement Benchmarks

**Real Estate Only Investment** \$10,000,000

**Investment Completion Date** May 31, 2015

**Number of Retained Jobs** 0

**Payroll Retained** \$0

**Number of New Jobs Created** 25

**New Payroll Created** \$2,000,000

**Jobs/Payroll Created By** May 31, 2020

### As Verified

**Real Estate Only Invested** \$1,391,315,524

**Date Investment Completed** December 28, 2015

**Actual Retained Jobs** 0

**Payroll Dollars Retained** \$0

**New Jobs Created** 163

**New Payroll Dollars Created** \$16,132,880

**Community Involvement**

### Other Agreement Benchmarks

#### Notes