



TIF: NEW ALBANY MAIN STREET VILLAGE CENTER

TAX INCENTIVE REVIEW COUNCIL REPORT 2025



DECEMBER 2025 // FRANKLIN COUNTY AUDITOR'S OFFICE

TABLE OF CONTENTS

<u>Introductory Letter</u>	3
<u>Tax Incentives Defined</u>	4
<u>TIRC Data Executive Summary</u>	5
<u>Franklin County Active Tax Incentive Map</u>	6
<u>2025 Franklin County Abatements</u>	7
<u>2025 Franklin County TIF Projects</u>	8
<u>2025 Economists Report</u>	9
<u>Appendix: Municipality TIRC Data</u>	14

As your Franklin County Auditor, I serve as the chair of Tax Incentive Review Council (TIRC) that evaluates the effectiveness of tax incentives, as required by state law. Your Auditor's office is also responsible for administering the county's tax incentives created and granted by the villages, townships and cities across the county. Since this administration took office, your Auditor's office has been committed to transparency and accountability regarding the various tax incentives to help residents understand how each incentive affects our neighborhoods and community. The annual Tax Incentive Review Council report delves into not just the statistics surrounding tax incentives, but also provides an analysis of incentives and what they do and don't do for our neighborhoods.

As in previous reports, the goal is to impart not only a greater understanding of each incentive, but also to share the larger role incentives continue to play throughout Franklin County. The report does not pass judgment on the original creation of a tax incentive.

Consistent with previous TIRC reports, the Auditor's office engaged two expert economists, Dr. Mark Partridge and Nick Messenger, M.S., to examine aspects of the tax incentives that have been approved. This year, an additional analysis was provided to revisit a 2017 report by the Lincoln Institute of Land Policy and used current data to see how the analysis from 2017 stands up today.

Their conclusions show that incentives, be they Tax Increment Finance (TIF), Community Reinvestment Areas (CRA), or Enterprise Zones (EZ), are being used more than ever before. The impact of this is that approximately 10% of Franklin County's assessed values are affected by TIFs, 5% by CRA abatements, and 1% by other abatements. Foregone or diverted property tax revenue in Franklin County because of the increased use of incentives has seen an increase of 143.3% since 2016, the economists note.

The economists' review also questions the efficacy of CRAs, in jobs numbers and income trends, versus non-CRA areas of the county.

Along with the annual TIRC report, your Auditor's office continues to update the Auditor's office Tax Incentive Hub. The Hub is a one-stop-shop for information about incentives that are in use. It includes an interactive GIS map that allows you to see where incentives are used in the county and what those tax incentives involve. The Hub is available on the Auditor's office website at <https://www.franklincountyauditor.com/taxincentives>, and has been updated with the results of 2025 TIRCs.

I hope this report and the updated Tax Incentive Hub will provide you with additional insight on the tax incentive programs in your neighborhood and throughout Franklin County.

As always, the goal of your Franklin County Auditor's office is to serve the community with transparency and to share the work and analysis of the office for the residents and businesses of Franklin County. Never hesitate to contact me with any questions or feedback about this report or any other aspects of your Auditor's office.

Sincerely,



Michael Stinziano
Franklin County Auditor



TAX INCENTIVES DEFINED

While there are a variety of tax incentives and other development programs available to municipalities across Franklin County under Ohio law, TIRCs monitor three specific types - Community Reinvestment Areas (CRAs), Enterprise Zones (EZs) and Tax Increment Financing (TIF) projects. Below are a brief descriptions of these incentives.

Community Reinvestment Areas are land areas designated by municipalities or unincorporated areas in counties in which property owners may receive property tax breaks for creating and investing in real property improvement. In Ohio, CRAs are primarily designated as pre-1994 or post-1994 because the law for creating CRAs changed in 1994 and changed their requirements. The purpose of a CRA is to create development or redevelopment in areas that experienced a economic downturn by incentivizing property owners to reinvest and lift these areas in need without all the associated improvements being reflected on their tax bills. Included in their applications are rules for timing, purpose, and investment parameters such as job creation, job retention, total payroll dollars, and total real estate investment. CRAs can be used for either residential or commercial properties.

Enterprise Zones offer property tax exemption on new real property for commercial businesses only. They may be designated at the city or county level. Once in place, a municipality or county may enter into agreement with the parties that stand to benefit from the abatement.

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

TIRC DATA

EXECUTIVE SUMMARY

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

This year, 25 municipalities and townships throughout Franklin County had active tax incentives that required review. In addition, the review consisted of 497 abated or Tax Increment Financing (TIF) projects. For tax year 2024, there were a total of 5,832 CRA and EZ abated parcels in the county, with 254 EZ and CRA parcels returning to taxable status and 833 parcels becoming CRA and EZ abated (note that these numbers include residential CRAs not reviewed by the TIRC).

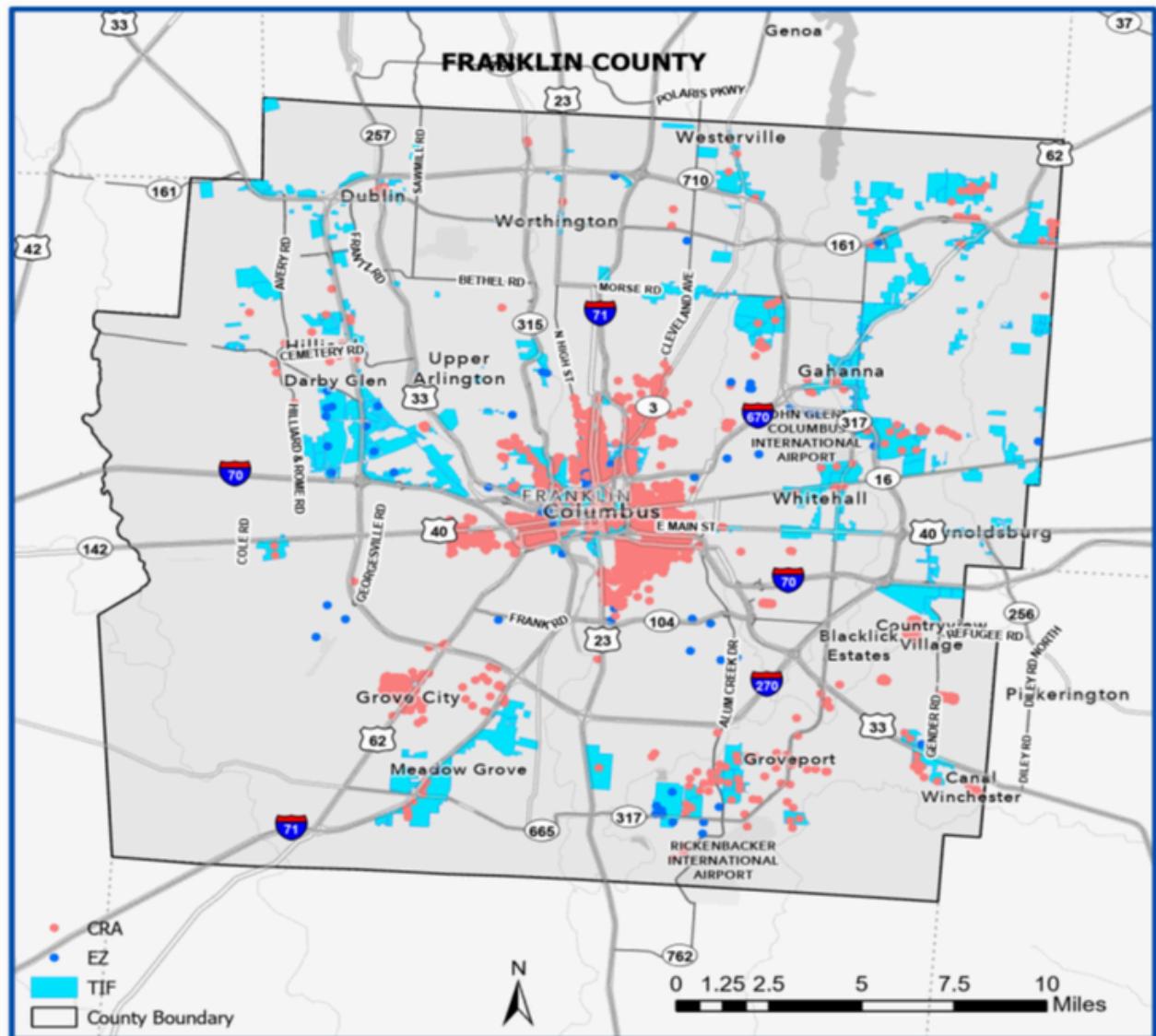
This 2025 TIRC report is a compilation of the incentives that exist throughout the county and the data used to evaluate each existing incentive.

Key facts about the 2025 TIRC meetings in Franklin County:

- **Total Number of Abated Projects Reviewed by the TIRC: 187**
- **Total Number of TIF Projects Reviewed by the TIRC: 323**
- **Total Reported Number of Jobs Created or Retained: 38,238**
- **Total Reported Payroll: \$2,656,658,250**
- **Total Reported Real Estate Investment: \$5,009,694,807**
- **Total Foregone Tax: \$126,798,337**
- **Total Diverted TIF Tax: \$150,976,050**

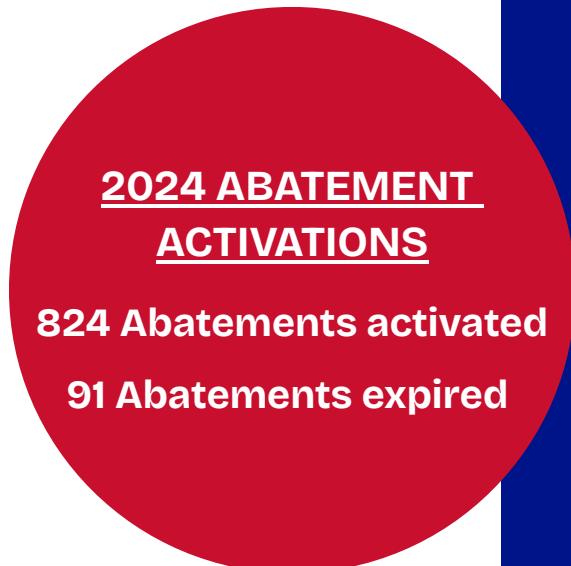
Along with information included in this report, a new tax incentive HUB can be found at:
<https://www.franklincountyauditor.com/taxincentives> where Franklin County residents can see where incentives are used and the associated costs of those tax incentives.

FRANKLIN COUNTY ACTIVE TAX INCENTIVE MAP (2025)



2025 FRANKLIN COUNTY ABATEMENTS

- Total Number of Abated Projects (many involve more than one parcel)
Reviewed at the TIRC: 187
 - An 8.7% increase over last year (172)
- Total CRA Abated Parcels (Residential Abatements are generally not reviewed by the TIRC): 6,117
 - An increase of 6.6% over last year (5,738)
- Total CRA Foregone Tax: \$107,601,922
 - An increase of 56% over last year (\$68,896,069)
- Total CRA Abated Value:\$2,431,308,100
 - A decrease of 7% over last year : (\$2,613,466,600)
- Total EZ Abated Parcels: 64
 - An increase of 1.6 % over last year (63)
- Total EZ Foregone Tax: \$19,196,415
 - A decrease of 2.5% over last year \$19,691,341
- Total EZ Abated Value: \$766,296,700
 - A decrease of 2.5% over last year (\$786,450,800)
- Total Reported Number of Jobs Created or Retained: 38,238
 - A decrease of 7.6% over the last year (41,398)
- Total Reported Payroll: \$2,656,658,250
 - An increase of 1.78% over the last year (\$2,610,046,466)
- Total Reported Real Estate Investment: \$5,009,694,807
 - A decrease of 0.67% over the last year (\$5,043,709,202)



2025 FRANKLIN COUNTY TIF PROJECTS

- Total Number of TIF Projects Reviewed: 323
 - An increase of 17.4% over last year (275)
- Total Number of TIF Parcels (as of Dec 31, 2024):
28,013
 - An increase of 7% over last year (26,989)
- Total Tax Diverted by TIFs: \$150,976,050
 - An increase of 3.8% over last year (\$145,470,497)

2024 TIF ACTIVATIONS

9 TIF Districts activated

1 TIF District expired

2025 ECONOMIST REPORT



MARK PARTRIDGE
Professor-Emeritus,
Ohio State University



NICK MESSENGER, M.S.
Senior Researcher,
Ohio River Valley Institute

Consistent with previous Tax Incentive Review Council (TIRC) reports, the 2025 report marks the return of economists Dr. Mark Partridge and Nick Messenger as they continue to provide additional insights into the efficacy of tax incentive programs throughout Franklin County. Through the years, their study of tax incentive application in the County has addressed questions and reviewed topics such as the impact of Community Reinvestment Areas (CRAs) on property values and purchase prices, the foregone revenue of commercial Tax Increment Financing (TIF), and the effect of growth trends on economic development as compared to peer counties in Ohio. To view the conclusions drawn from previous studies, please visit our [Tax Incentive Hub here](#).

This year's 2025 report aimed to serve as an update to the conclusions drawn from a 2017 analysis performed by the Lincoln Institute of Land Policy, which examined the effects of major property tax abatement programs in Franklin County. That analysis can be found [here](#). Using more recent data from 2016 through 2024, as well as slightly updated methodology, the economists reached new conclusions that suggest a decline in effectiveness of tax incentives in Franklin County since the publication of the Lincoln Institute of Land Policy's study in 2017.

**You can find a
complete copy of the
Economists' 2025
report [HERE](#)**

The data analyzed in the Lincoln Institute study showed that the municipalities of Franklin County all utilize property tax incentives to varying degrees and this 2025 report corroborates that finding, stating “some municipalities saw a slight decrease in CRA usage while others, such as Columbus, increased their CRA utilization and increased the amount of foregone tax revenue,” (page 7, paragraph 5).

However, there is one point this report makes very clear: municipal tax incentive utilization has increased significantly since 2016 and is currently at an all-time high.

This increase is driven largely by Community Reinvestment Areas, as the percentage of taxable property in the county exempted by CRA abatements spiked from 2.67% in 2016 to 5.07% by 2024. TIF incentives saw a similar trend, spiking from 7.49% to 9.90%, and exemptions tracked by the Ohio Department of Taxation, which largely consists of Enterprise Zones, rose from 0.42% to 1.2% of the county’s taxable property value. This acceleration has resulted in an additional ~\$192 million in annual real foregone or diverted property tax revenue across Franklin County, as of 2023 and, as denoted by the report, represents “an increase of foregone or diverted property tax revenue of approximately 143.3%” (page 10, paragraph 2). These values are put into perspective when considered alongside other growth trends in the county.

While foregone or diverted property tax revenue in Franklin County has seen an increase of 143.3% since 2016, property values have not kept the same pace. Taxable real property value in the County increased roughly 43% since 2016, and net real property taxes charged saw an increase of roughly 15.6%, allowing the economist to conclude, “between the Lincoln Institute study period and the publication of this report, Franklin County has been abating (with CRAs and EZs) or diverting (with TIF) property tax revenue at a much faster rate than both taxable real property value and net property taxes charged have increased” (page 10, paragraph 3). It is worth noting that this foregone or diverted property tax revenue would, at least partially, be responsible for funding public entities such as parks, school districts, and libraries, and, as the economists assert, “since the Lincoln Study was conducted, Franklin County services that rely on property taxes are forgoing nearly 130% more dollars in nominal terms,” (page 13, paragraph 2). Therefore, as incentive utilization continues to trend upward, it is important to examine how these incentives compensate for this foregone revenue in the form of economic and community improvement, as acknowledged by the economists’ as they go on to say, “the core assumption of policymakers who focus on job-creation as a metric for success is that creating 1 job directly from a new development project has ripple effects in the larger regional economy,” (page 16, paragraph 1). That ripple effect is the core of what this report goes on to examine.

A key area of focus of the economists review for this year's report was a re-evaluation of the economic impact of incentives found in the 2017 study vs today. A shortfall of the 2017 study, as pointed out by the economists, is that "while the Lincoln Institute report included an assessment of whether job promises were fulfilled by entities that received commercial and industrial tax abatements, the original study provided little in the form of analyzing the broader local economic impact of tax incentives," (page 15, paragraph 4). This 2025 report set out to remedy that omission by exploring employment and income trends for areas within incentive tracts as well as areas in non-incentive tracts in order to draw a conclusion of the economic impacts of the incentives on the community as a whole, as shown when they state, "such a ripple effect is conceivably the primary benefit to other taxpayers, who are effectively sacrificing potential tax revenue from the project for public services like schools, roads, mental health, parks, aging, and children's services for the potential benefits of a higher tax-base and more jobs (and thus more income circulating) in their community," (page 16, paragraph 1).



TIF: GRANDVIEW YARD

TIF: GAHNNA INNOVATION HUB



Using GIS data overlayed with U.S. Census data, the economists were able to develop a relationship between employment and tax incentives; the detailed methodology can be found in the report. After accounting for variances likely due to COVID-19, they found similar trends in employment between CRA tracts and non-CRA tracts, which “suggests on the surface that, even though CRA incentive recipients may be meeting employment goals, CRA incentives are not radically accelerating local employment growth” (page 18, paragraph 1). This trend holds for median income for the same areas as well. Though income in CRA areas is lower, due to the nature of CRA abatements being applied in disadvantaged areas, they follow generally the same trend as median income in non-CRA areas. TIF data, on the other hand, suggests that there is a higher rate of job increase in TIF tracts vs. non-TIF tracts. However, the economists warn against drawing any conclusions about how this relates to the broader economy, “unfortunately, in order to determine whether this increase in average jobs is occurring in the broader local economy (i.e., TIF is stimulating indirect and induced economic activity) or whether it is largely being generated directly by the recipient of the TIF would require more analysis and access to private payroll data,” (page 22, paragraph 2). Median income in TIF vs non-TIF tracts remained generally close, however, and, in the opinion of the economists, “there is not reason to believe since the prior Lincoln Institute report in 2017 TIFs have contributed more broadly to spikes in employment within their tracts,” (page 22, paragraph 2). These conclusions suggest that, while the benchmarks of the CRA agreements are being met and jobs are being created within the CRA tract, the job and payroll creation was not trend-breaking relative to non-CRA tracts. The data from TIF vs non-TIF tracts was a bit less clear, but it is the opinion of the economists that, while there may be some correlation between job growth and TIF tracts, “real household incomes generally remained close” between TIF and non-TIF tracts (page 22, paragraph 2), and additional study would be required to reach a clearer conclusion.

TIF: BRIDGE PARK, DUBLIN



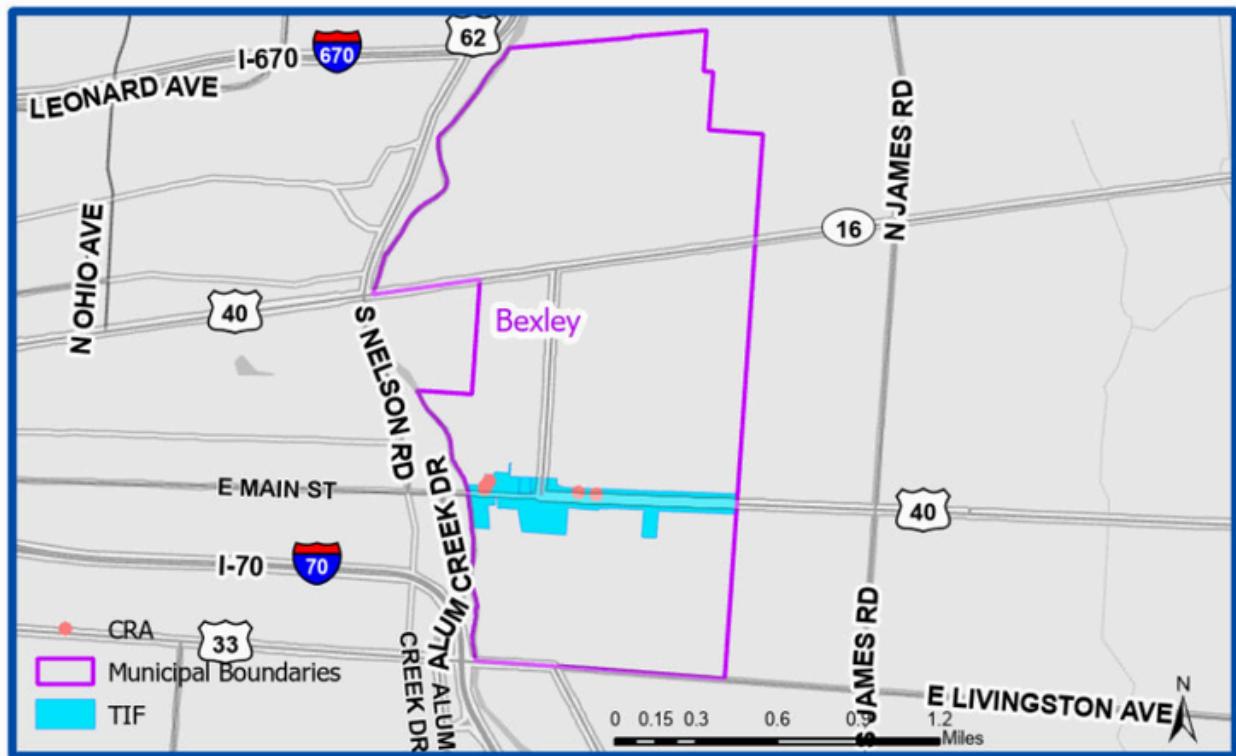
Finally, this year's TIRC report set out to replicate the Lincoln Institute's findings that an increase in abatement intensity corresponded with a decline in property tax millage. The 2017 report found that, "a 1% increase in abatement intensity corresponded to a 1.6% decline in property tax millage, representing a roughly \$11 annual decline for a \$100,000 property using the average millage rate" (page 5, paragraph 2). Using a new data range from 2016 to 2024, the economists found that there is now no significant effect to increasing abatement intensity of any kind. They go on to say, "this does not invalidate the Lincoln Institute's result, since we use no overlapping data. However, it does suggest that while property tax abatement intensity has increased over the prior 8 years, the effectiveness of these abatements at raising the overall property tax base may have declined" (page 5, paragraph 3).

Overall, this year's report found that since the Lincoln Institute's study in 2017, there has been a significant increase in the application of tax incentives in Franklin County, but their efficacy has declined, and in most cases appears to be insignificant. The updated data range suggests little or no economic impact in incentivized areas vs non-incentivized areas and found no significant effect of increased incentive intensity on property tax millage for the county. The economists do offer one possible explanation for this decrease in efficacy, which is "that areas of the county that were abated early were already more prone to economic growth and therefore early tax incentives appear more effective. As the proliferation of incentives has occurred, areas of the county that are less primed for growth have received abatements and, accordingly, grown less than early prime areas, correspondingly reducing any associated benefits of the incentives" (page 5, paragraph 4). Analyzing the economists review and update of the 2017 Lincoln report, it appears that while tax incentive application has increased significantly throughout the county, the incentives are becoming less effective or are not being utilized effectively by the local municipalities who create them.

APPENDIX: MUNICIPALITY TIRC DATA

The data and information as reported in this 2025 report is data provided by the individual municipalities that participated in a 2025 TIRC meeting. Franklin County Auditor's Office (FCAO) staff have aggregated the data in some instances to assist in clarity. The meeting packets for each municipality are included and contain all reports provided to the respective TIRC.

BEXLEY



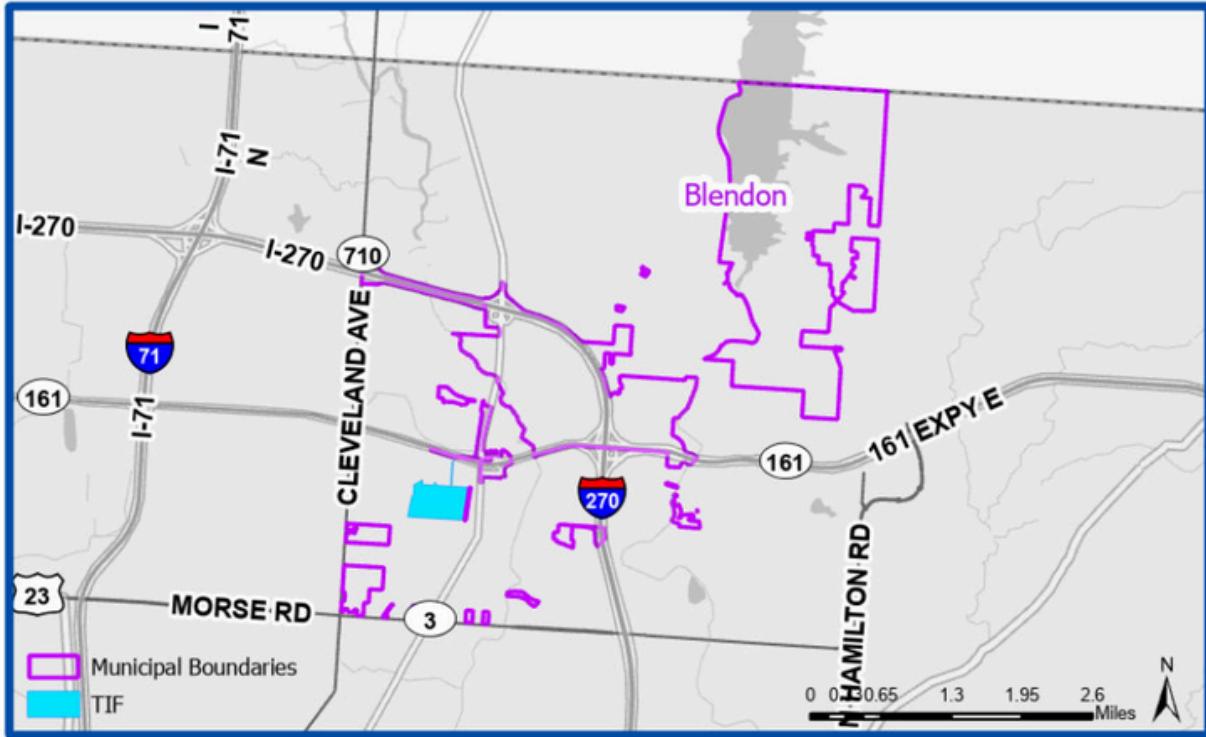
Population: 12,793

Total TIFs: 2

Total Diverted TIF Tax: \$540,906

2025 TIRC Meeting Packet

BLENDON TOWNSHIP



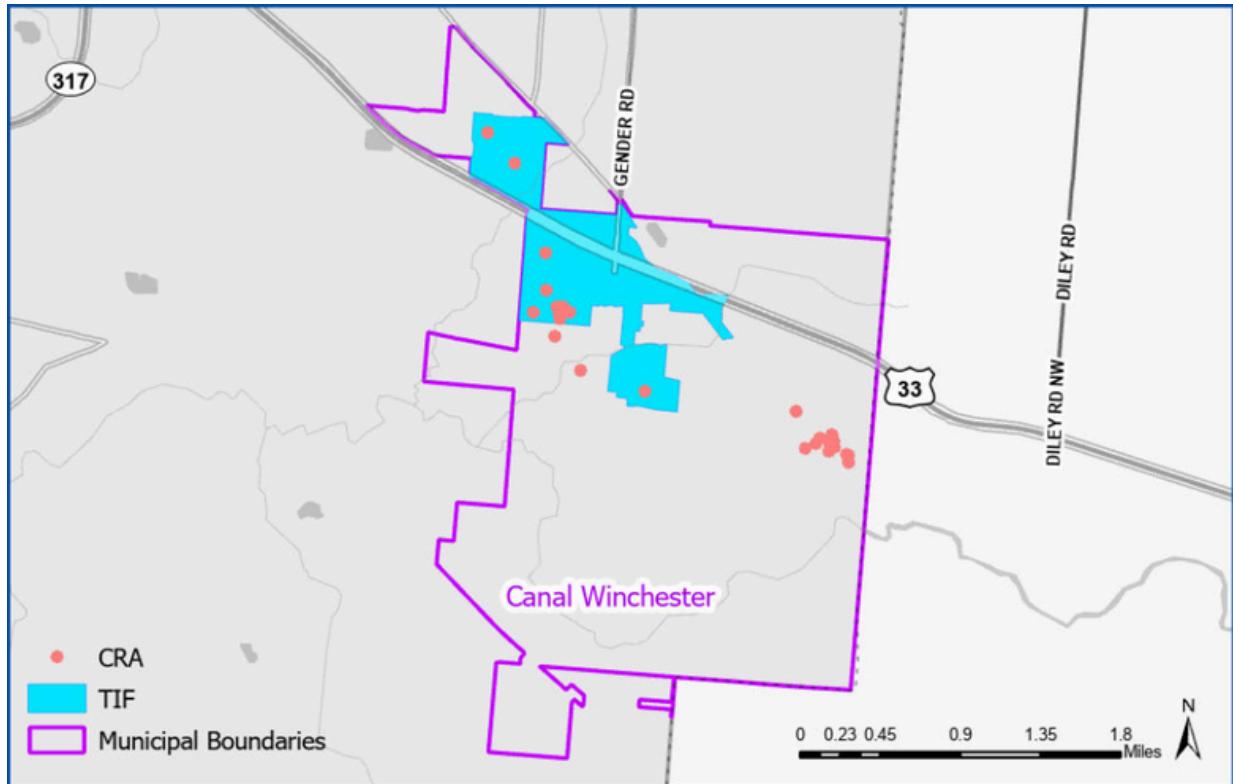
Population: 9,926

Total TIFs: 1

Total Diverted TIF Tax: \$0

2025 TIRC Meeting Packet

CANAL WINCHESTER



Population: 8,271

Total Reported Jobs Created /
Retained: 1,380

Total Abatements By Type:

- Pre-1994 CRAs: 25
- Post-1994 CRAs: 2
- \$200,196,400 in Total Appraised Value,
\$164,945,100 of that Abated
- \$4,226,984 Estimated Foregone Tax this year

Total Reported Payroll: \$7,237,906

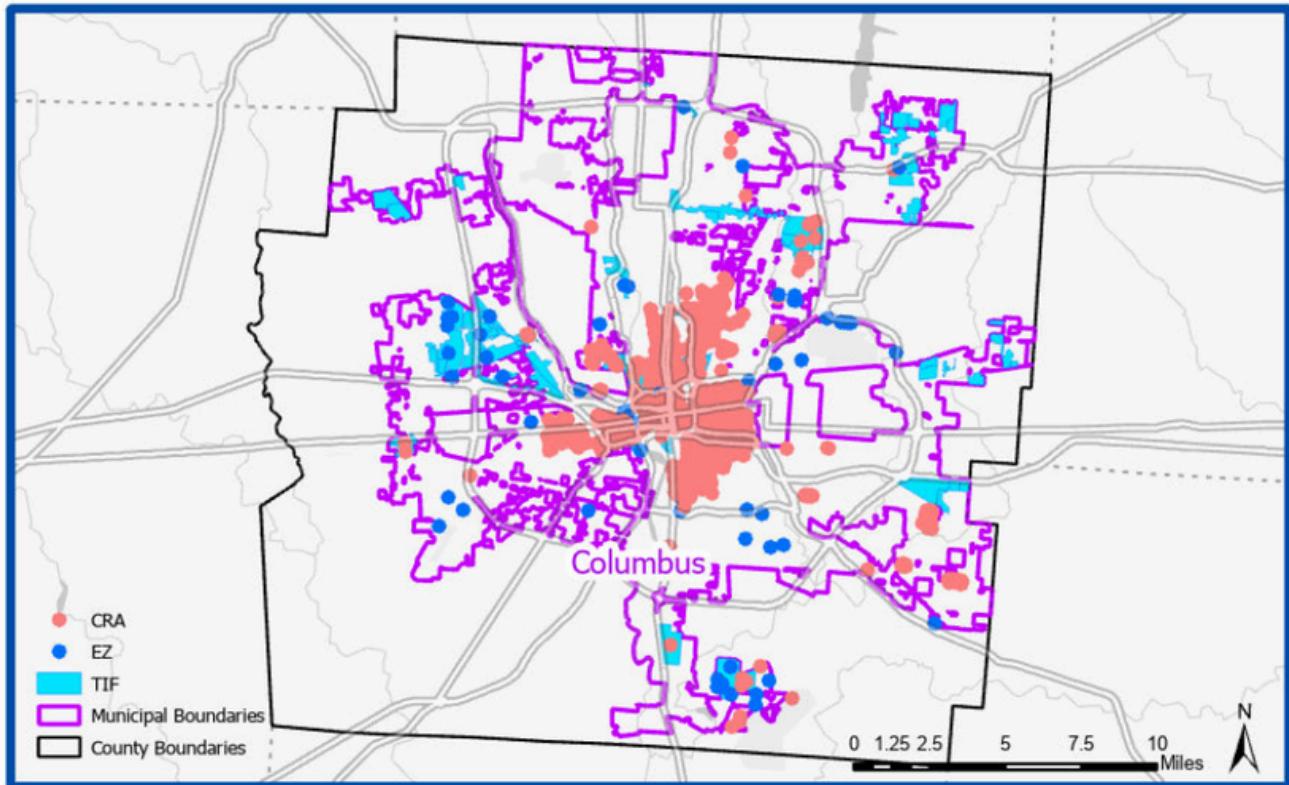
Total Reported Real Estate Investment: \$79,771,225

Total TIFs: 2

Total Diverted TIF Tax: \$979,025

2025 TIRC Meeting Packet

COLUMBUS



Population: 905,883

Total Abatements By Type:

- CRAs & EZs: 117
- \$1,561,409,500 in Total Appraised Value,
\$1,074,654,400 of that Abated
- \$27,366,623 Estimated Foregone Tax this year

Total Reported Jobs Created / Retained: 19,486

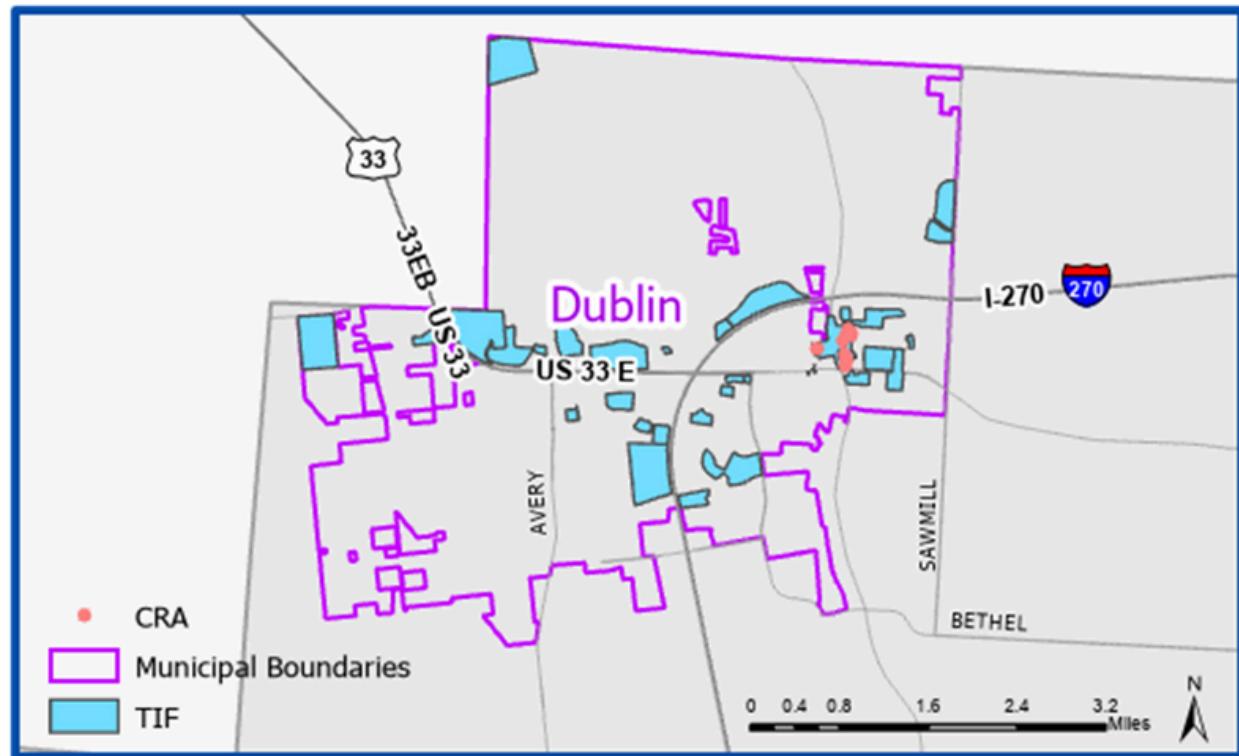
Total Reported Payroll:
\$484,600,000

Total Reported Real Estate Investment: \$4,305,000,000

Total TIFs: 97
Total Diverted TIF Tax: \$78,469,071

2025 TIRC Meeting Packet

DUBLIN



Population: 40,731

Total Reported Jobs Created /
Retained: 2,350

Total Abatements By Type:

- CRAs: 1
- \$157,554,900 in Total Appraised Value,
\$140,882,300 of that Abated
- \$3,836,741 Estimated Foregone Tax this year

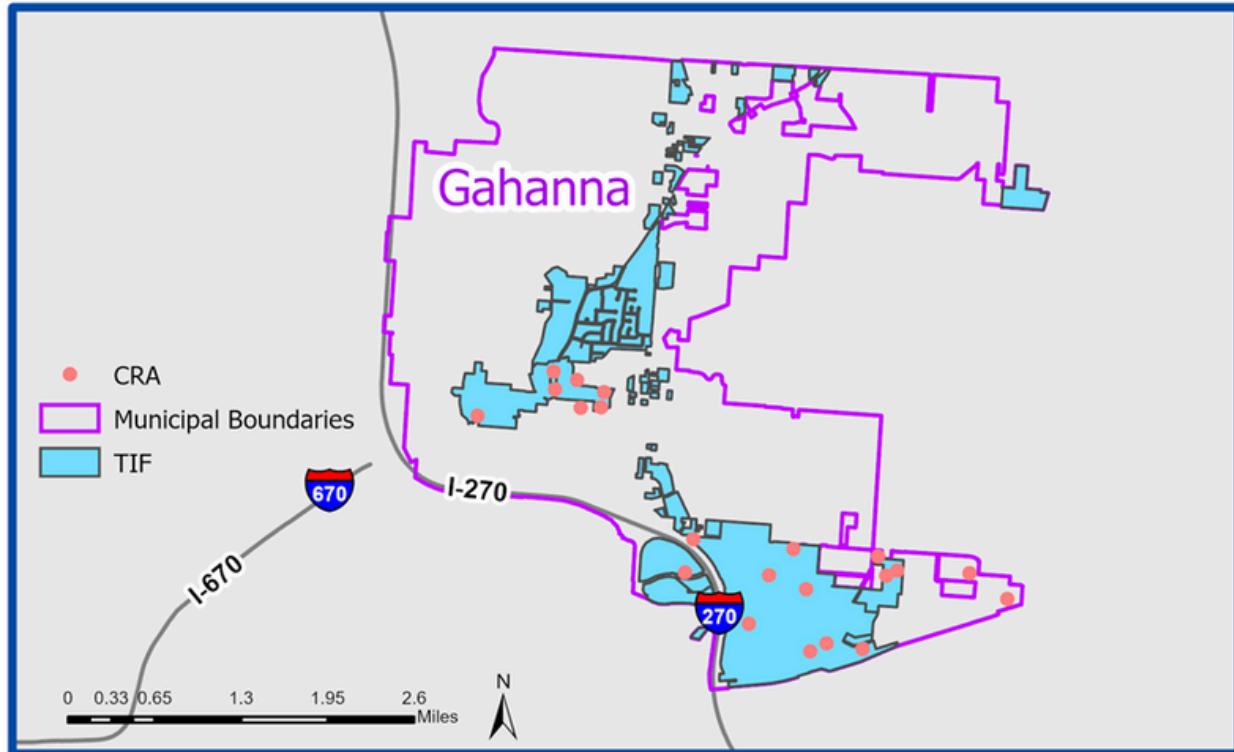
Total Reported Payroll:
\$135,705,333

Total Reported Real Estate Investment: \$564,776,207

Total TIFs: 41
Total Diverted TIF Tax: \$23,778,783

2025 TIRC Meeting Packet

GAHANNA



Population: 35,544

Total Abatements By Type:

- Pre-1994 CRAs: 2
- Post-1994 CRAs: 16
- \$105,811,200 in Total Appraised Value,
\$63,890,900 of that Abated
- \$1,996,688 Estimated Foregone Tax this year

Total Reported Jobs Created / Retained: 1,599

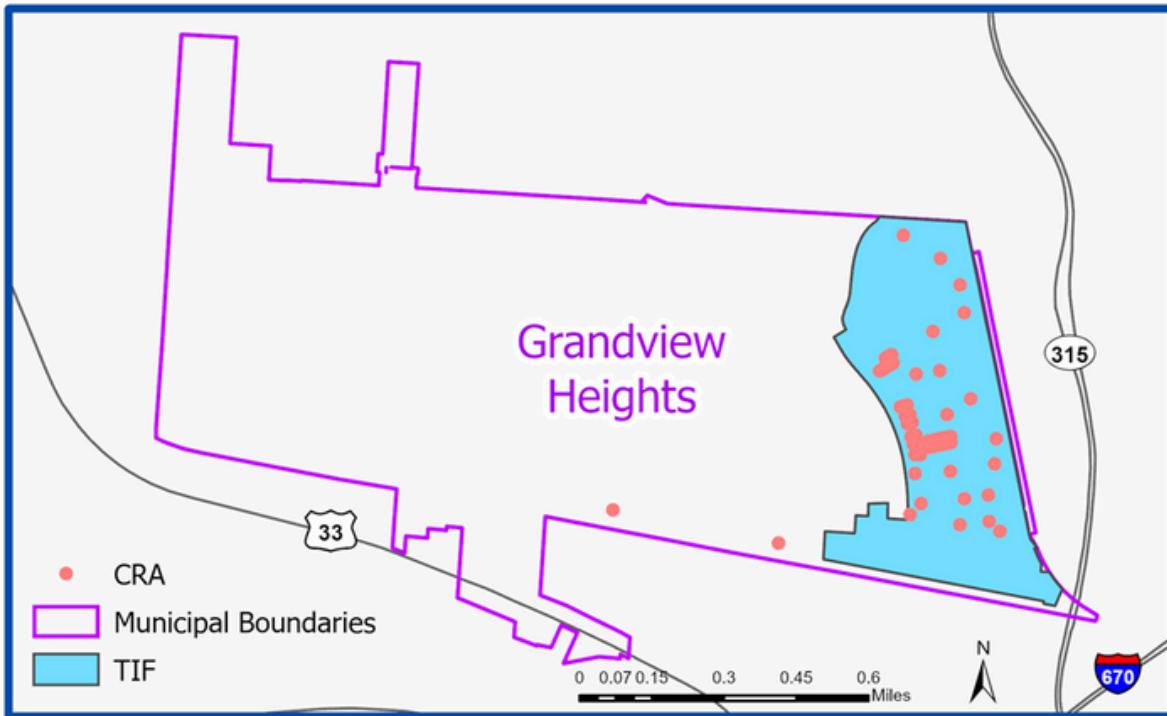
Total Reported Payroll:
\$122,786,324

Total Reported Real Estate Investment: \$88,486,362

Total TIFs: 19
Total Diverted TIF Tax: \$9,090,413

2025 TIRC Meeting Packet

GRANDVIEW HEIGHTS



Population: 9,184

Total Abatements By Type:

- CRAs: 3
- \$452,580,800 in Total Appraised Value,
\$163,966,500 of that Abated
- \$4,859,158 Estimated Foregone Tax this year

Total Reported Jobs Created / Retained: 2,285

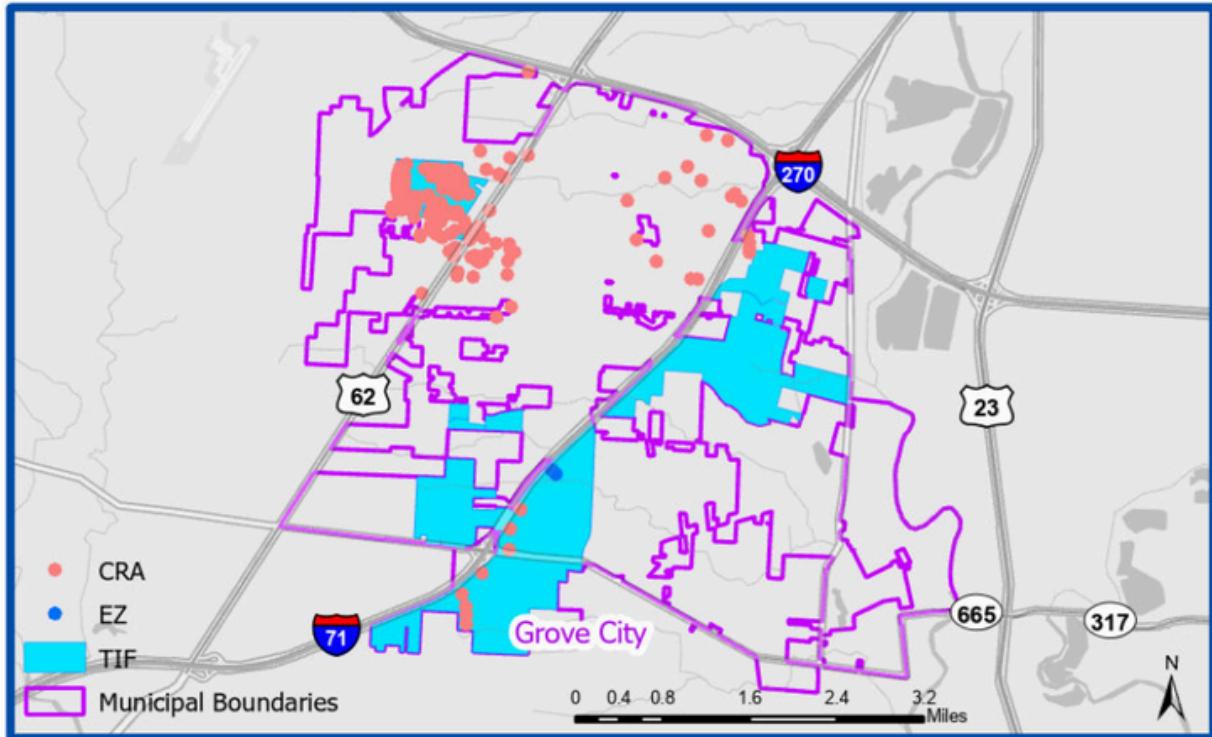
Total Reported Payroll:
\$179,729,444

Total Reported Real Estate Investment: \$771,722,6655

Total TIFs: 5
Total Diverted TIF Tax: \$7,047,226

2025 TIRC Meeting Packet

GROVE CITY



Population: 44,019

Total Reported Jobs Created /
Retained: 1,652

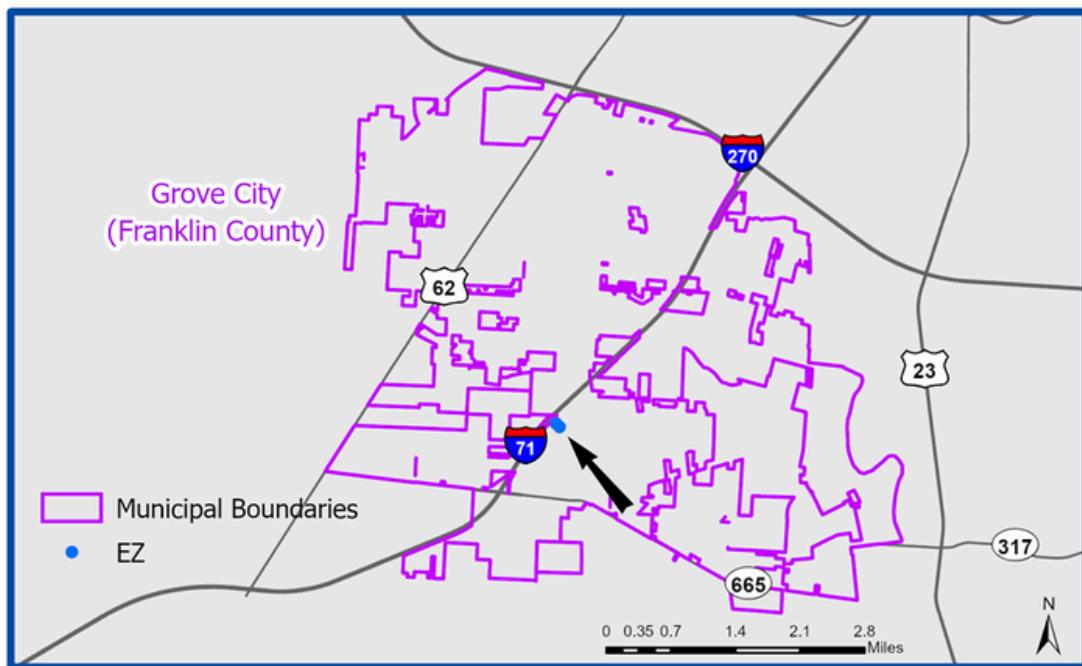
Total Abatements By Type:

- Pre-1994 CRAs: 311
 - \$409,936,900 in Total Appraised Value,
\$318,753,200 of that Abated
 - \$111,563,620 Estimated Foregone Tax this year
- Total TIFs: 13
Total Diverted TIF Tax: \$10,104,334

[2025 TIRC Meeting Packet](#)

GROVE CITY

(FRANKLIN COUNTY ECONOMIC DEVELOPMENT)



Population: 44,019

Total Reported Jobs Created /
Retained: 113

Total Abatements By Type:

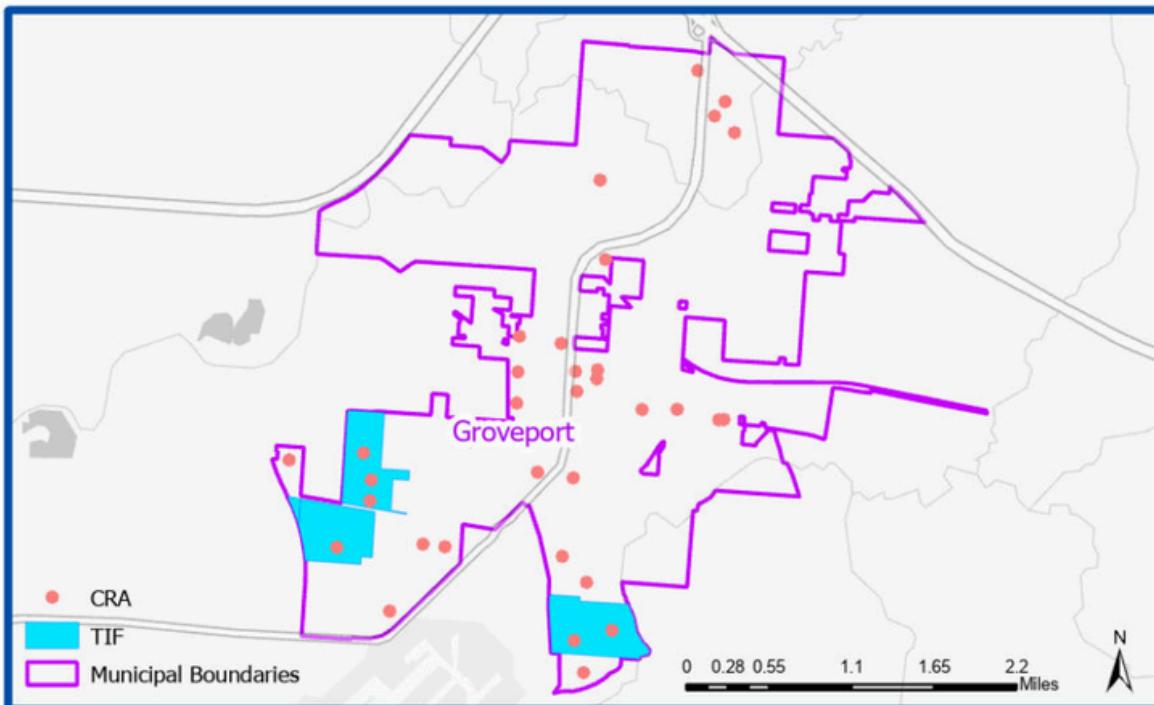
- EZs: 1
- \$11,386,500 in Total Appraised Value, \$8,274,400 of that Abated
- \$217,530 Estimated Foregone Tax this year

Total Reported Payroll: \$7,860,023

Total Reported Real Estate Investment: \$12,300,000

2025 TIRC Meeting Packet

GROVEPORT



Population: 5,867

Total Reported Jobs Created /
Retained: 3,978

Total Abatements By Type:

- Pre-1994 CRAs: 34
- \$660,687,400 in Total Appraised Value,
\$529,006,800 of that
Abated
- \$12,924,257 Estimated
Foregone Tax this year

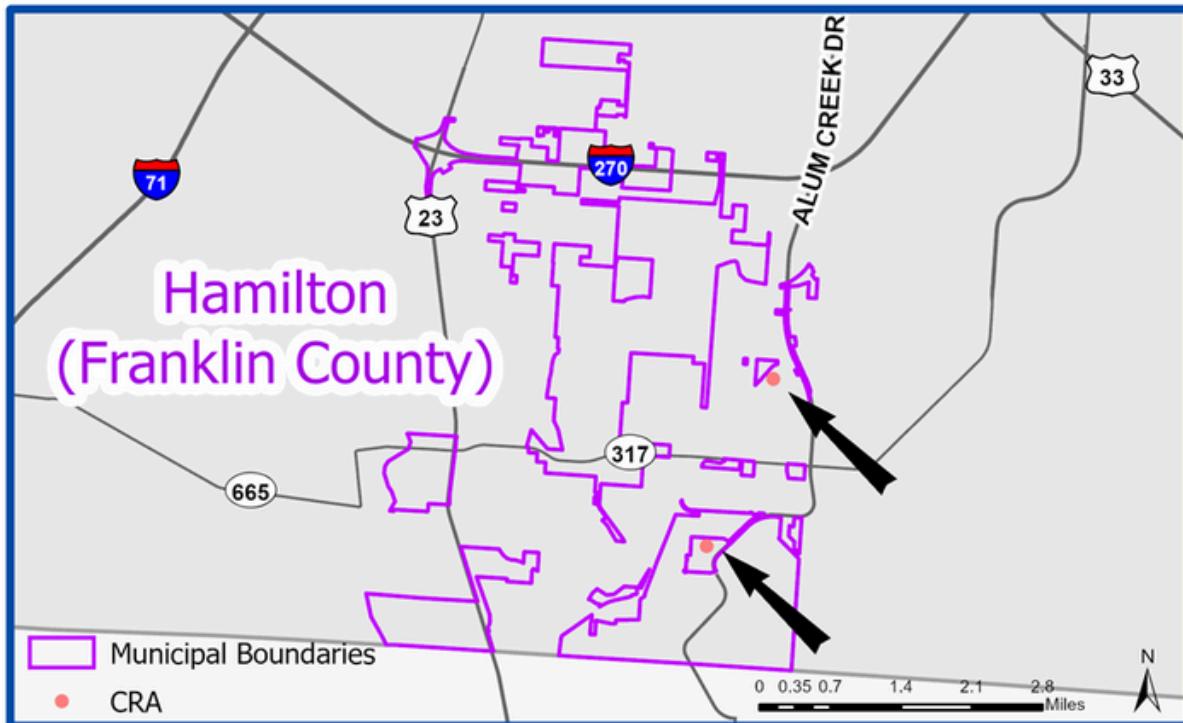
Total TIFs: 4

Total Diverted TIF Tax: \$1,506,632

[2025 TIRC Meeting Packet](#)

HAMILTON TOWNSHIP

(FRANKLIN COUNTY ECONOMIC DEVELOPMENT)



Population: 10,403

Total Reported Jobs Created /
Retained: 575

Total Abatements By Type:

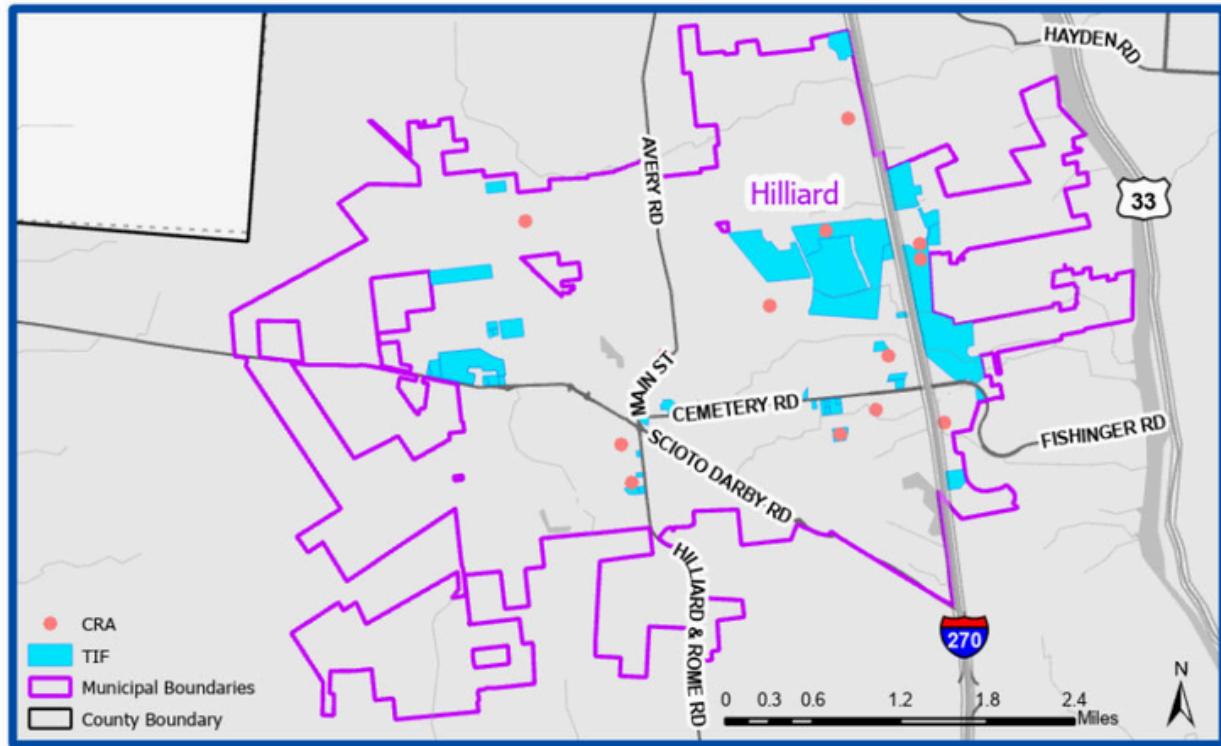
- CRAs: 3
- \$201,322,600 in Total Appraised Value,
\$181,063,700 of that Abated
- \$5,518,167 Estimated Foregone Tax this year

Total Reported Payroll: \$4,143,349

Total Reported Real Estate
Investment: \$28,200,500

2025 TIRC Meeting Packet

HILLIARD



Population: 38,832

Total Abatements By Type:

- CRAs: 14
- \$261,743,000 in Total Appraised Value,
\$209,711,600 of that Abated
- \$6,002,834 Estimated Foregone Tax this year

Total Reported Jobs Created / Retained: 826

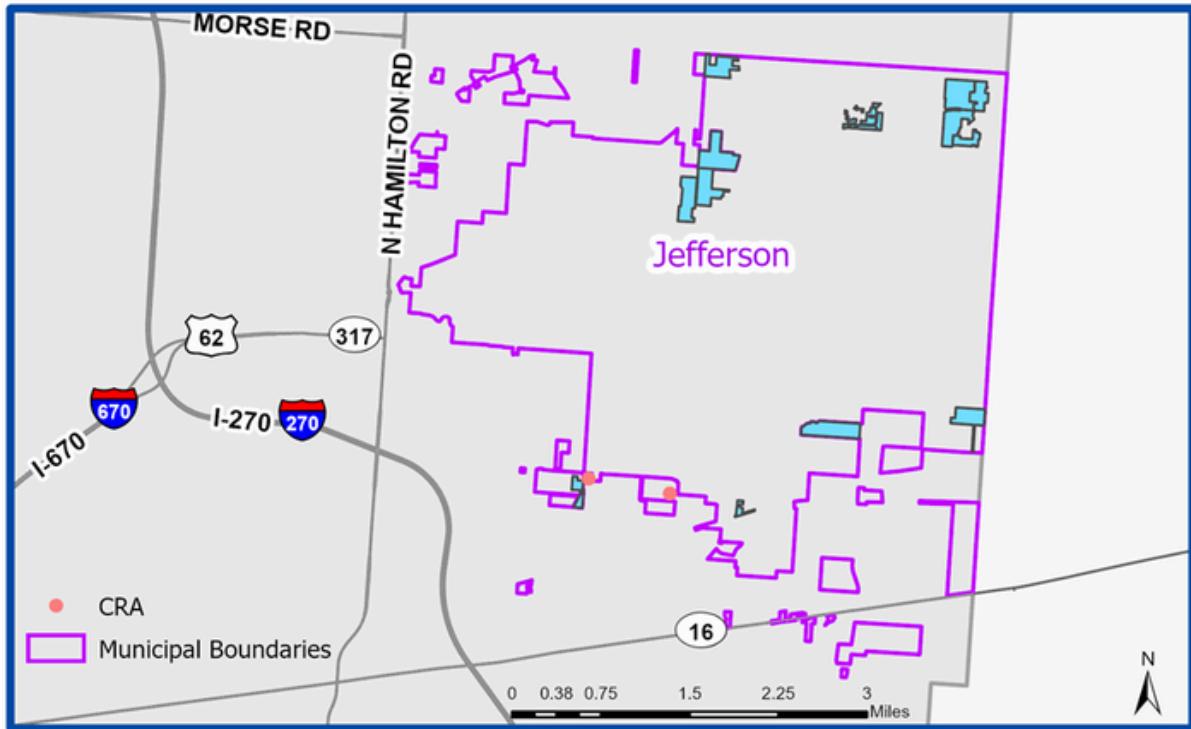
Total Reported Payroll:
\$59,701,364

Total Reported Real Estate Investment: \$3,195,004,559

Total TIFs: 42
Total Diverted TIF Tax: \$14,595,804

2025 TIRC Meeting Packet

JEFFERSON TOWNSHIP



Population: 16,184

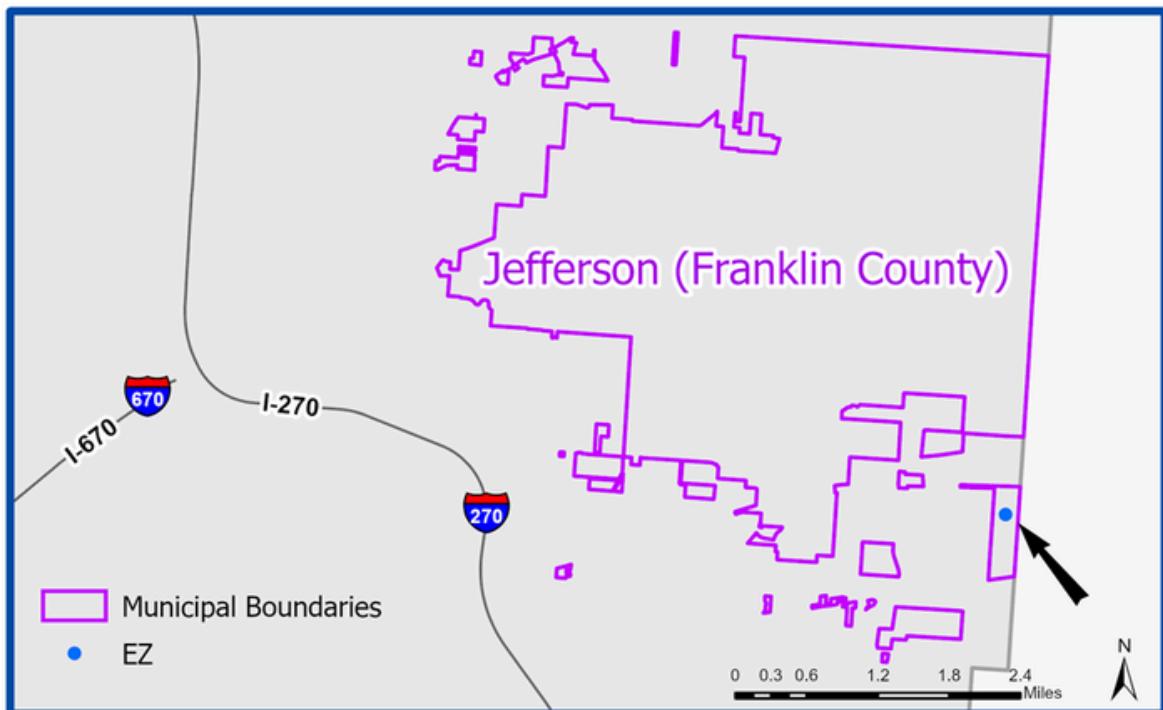
Total TIFs: 18

Total Diverted TIF Tax: \$6,017,411

2025 TIRC Meeting Packet

JEFFERSON TOWNSHIP

(FRANKLIN COUNTY ECONOMIC DEVELOPMENT)



Population: 16,184

Total Reported Jobs Created /
Retained: 274

Total Abatements By Type:

- EZs: 1
- \$12,546,700 in Total Appraised Value, \$882,300 of that Abated
- \$22,801 Estimated Foregone Tax this year

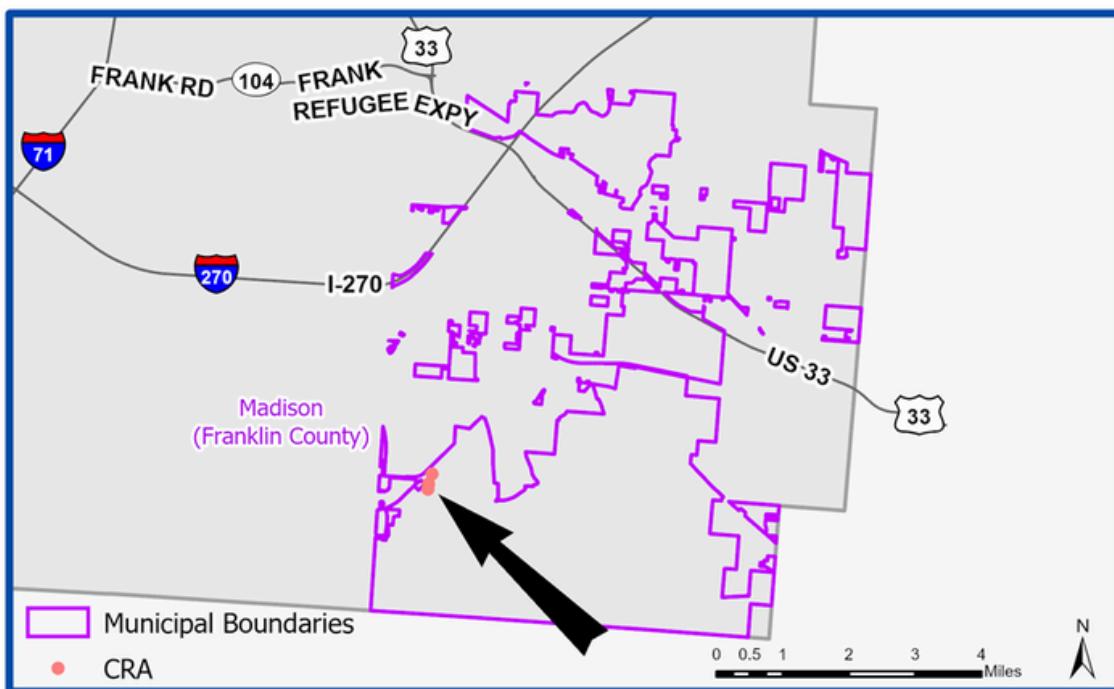
Total Reported Payroll:
\$25,462,874

Total Reported Real Estate
Investment: \$6,490,000

2025 TIRC Meeting Packet

MASDISON TOWNSHIP

(FRANKLIN COUNTY ECONOMIC DEVELOPMENT)



Population: 26,734

Total Abatements By Type:

- Pre-1994 CRAs: 1
- \$6,269,800 in Total Appraised Value,
\$4,851,000 of that Abated
- \$144,928 Estimated Foregone Tax this year

Total Reported Jobs Created / Retained: 113

2025 TIRC Meeting Packet

MINERVA PARK



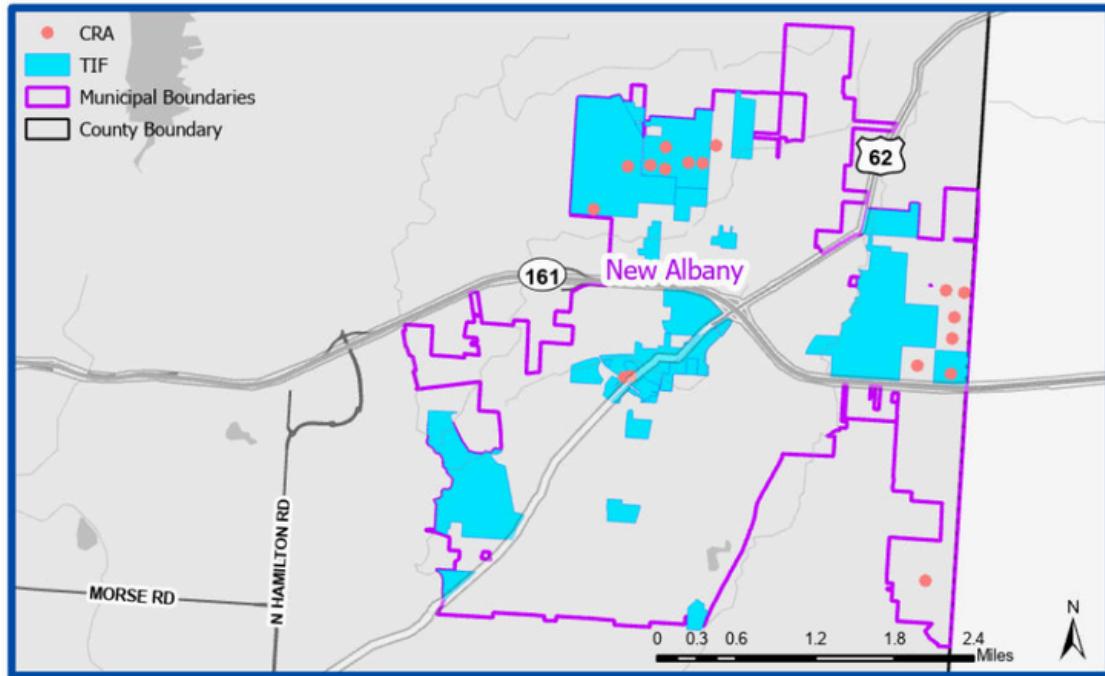
Population: 1,961

Total TIFs: 1

Total Diverted TIF Tax: \$700,919

2025 TIRC Meeting Packet

NEW ALBANY



Population: 11,317

Total Reported Jobs Created /
Retained: 4,511*

Total Abatements By Type:

- CRAs: 20
- \$309,437,600 in Total Appraised Value,
\$225,145,600 of that Abated
- \$6,217,022 Estimated Foregone Tax this year

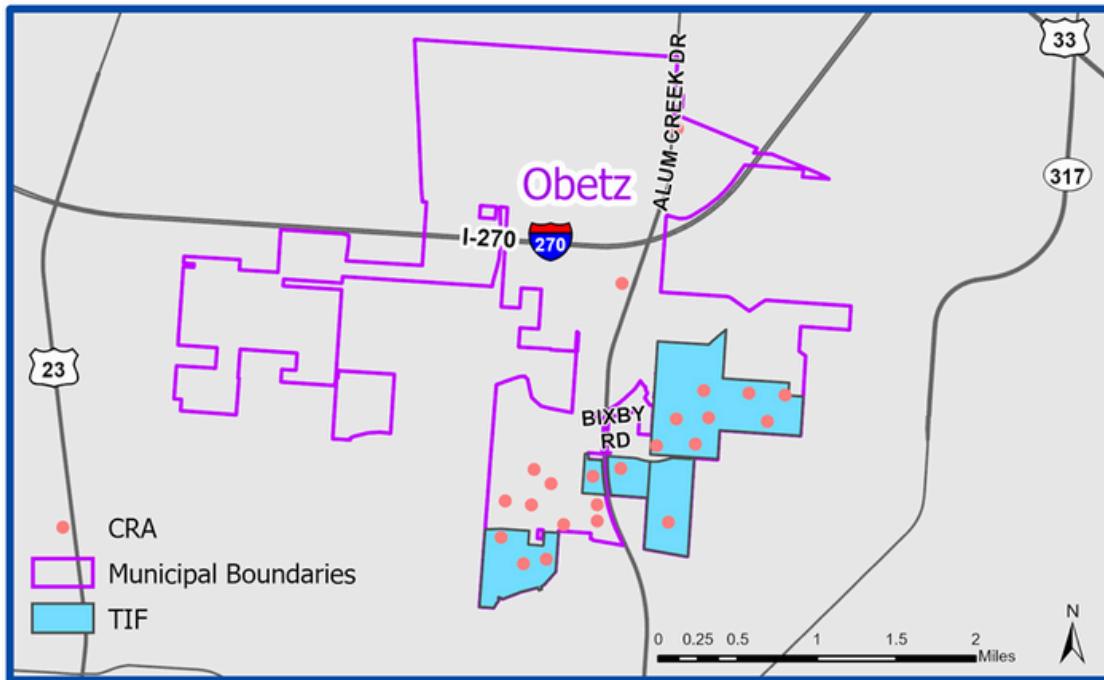
Total Reported Payroll:
\$330,006,617*

Total TIFs: 25
Total Diverted TIF Tax: \$12,103,379

[2025 TIRC Meeting Packet](#)

*Estimate due to unique way agreements are structured

OBETZ



Population: 7,306

Total Reported Jobs Created /
Retained: 2,069

Total Abatements By Type:

- CRAs: 4
- \$257,323,500 in Total Appraised Value,
\$227,998,800 of that
Abated
- \$7,694,612 Estimated
Foregone Tax this year

Total Reported Payroll: \$87,513,619

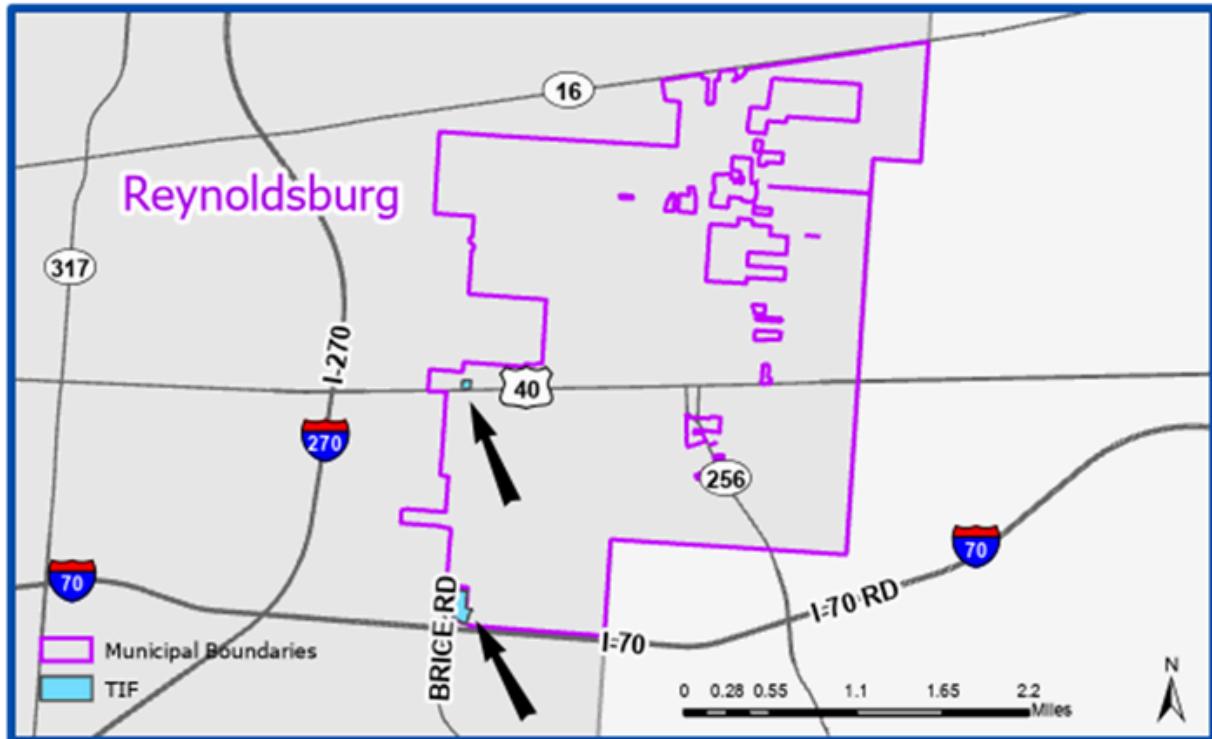
Total Reported Real Estate
Investment: \$289,296,900

Total TIFs: 4

Total Diverted TIF Tax: \$1,030,673

2025 TIRC Meeting Packet

REYNOLDSBURG



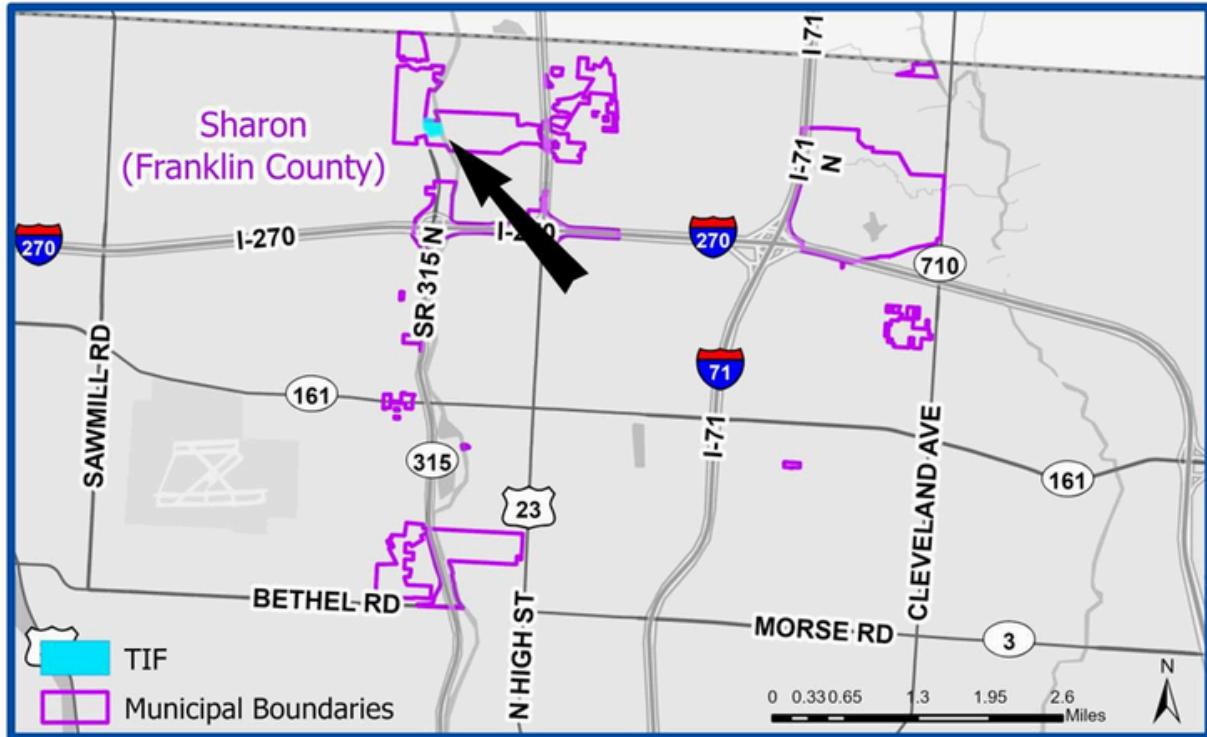
Population: 30,771

Total TIFs: 4

Total Diverted TIF Tax: \$3,502,263

2025 TIRC Meeting Packet

SHARON TOWNSHIP



Population: 16,989

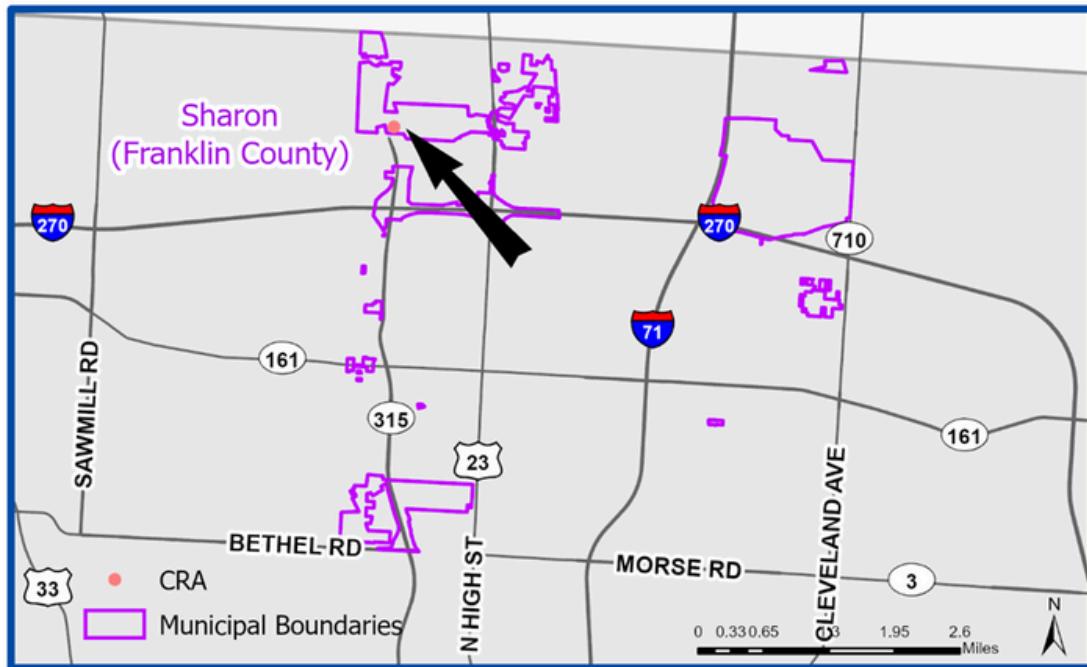
Total TIFs: 1

Total Diverted TIF Tax: \$43,642

2025 TIRC Meeting Packet

SHARON TOWNSHIP

(FRANKLIN COUNTY ECONOMIC DEVELOPMENT)



Population: 16,989

Total Reported Jobs Created /
Retained: 327

Total Abatements By Type:

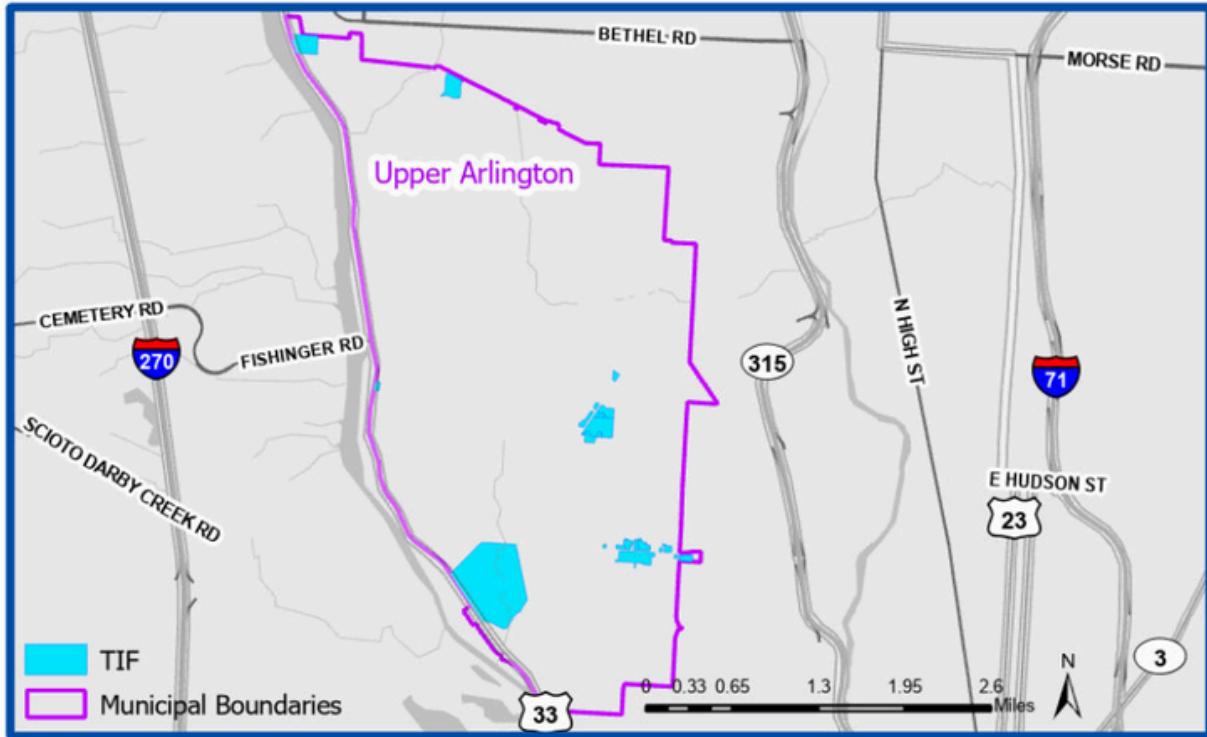
- CRAs: 2
- \$29,969,500 in Total Appraised Value, \$15,981,100 of that Abated
- \$674,488 Estimated Foregone Tax this year

Total Reported Payroll: \$6,033,841

Total Reported Real Estate Investment: \$19,938,510

2025 TIRC Meeting Packet

UPPER ARLINGTON



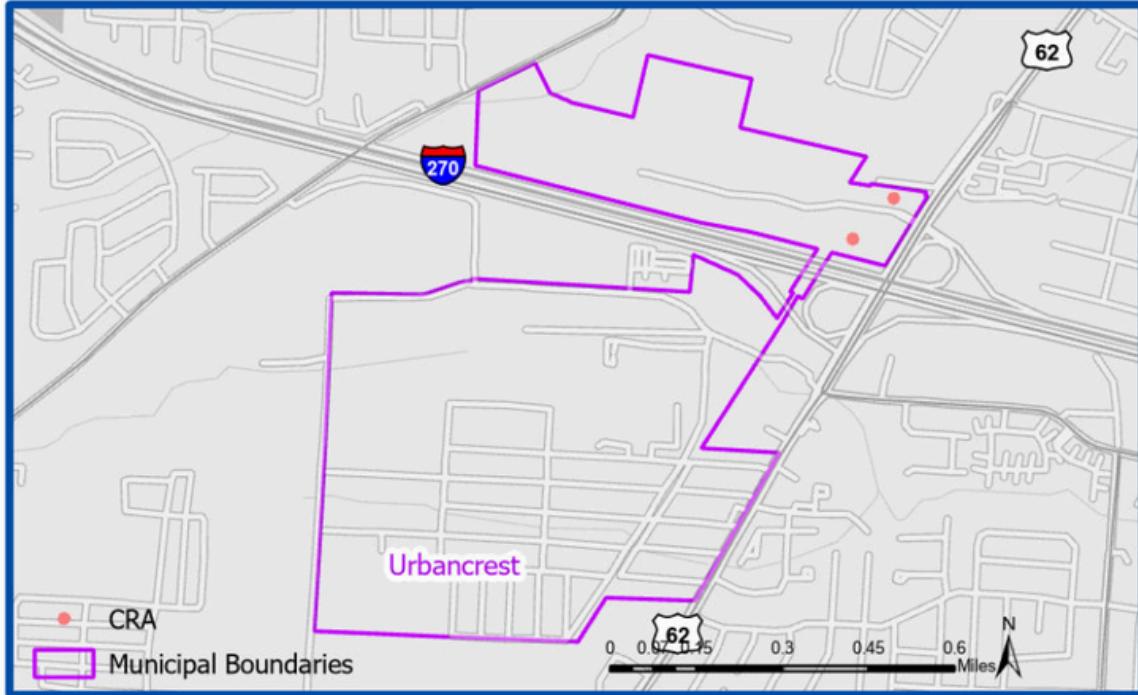
Population: 36,140

Total TIFs: 16

Total Diverted TIF Tax: \$4,688,073

2025 TIRC Meeting Packet

URBANCREST



Population: 1,013

Total Reported Jobs Created /
Retained: 48

Total Abatements By Type:

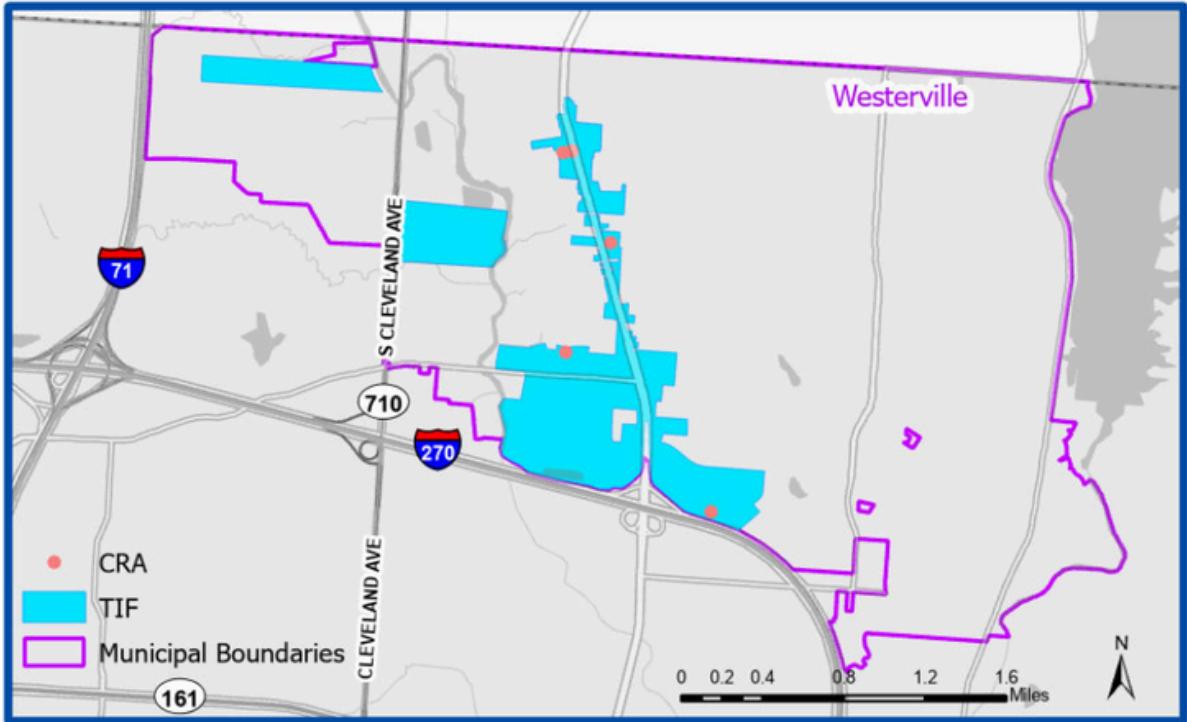
- CRAs: 2
- \$7,337,300 in Total Appraised Value, \$5,139,100 of that Abated
- \$129,889 Estimated Foregone Tax this year

Total Reported Payroll: \$1,702,360

Total Reported Real Estate Investment: \$21,222,900

[2025 TIRC Meeting Packet](#)

WESTERVILLE



Population: 29,250

Total Abatements By Type:

- CRAs: 5
- \$8,223,600 in Total Appraised Value,
\$4,258,300 of that Abated
- \$741,605 Estimated Foregone Tax this year

Total Reported Jobs Created / Retained: 86

Total Reported Payroll: \$14,897,610

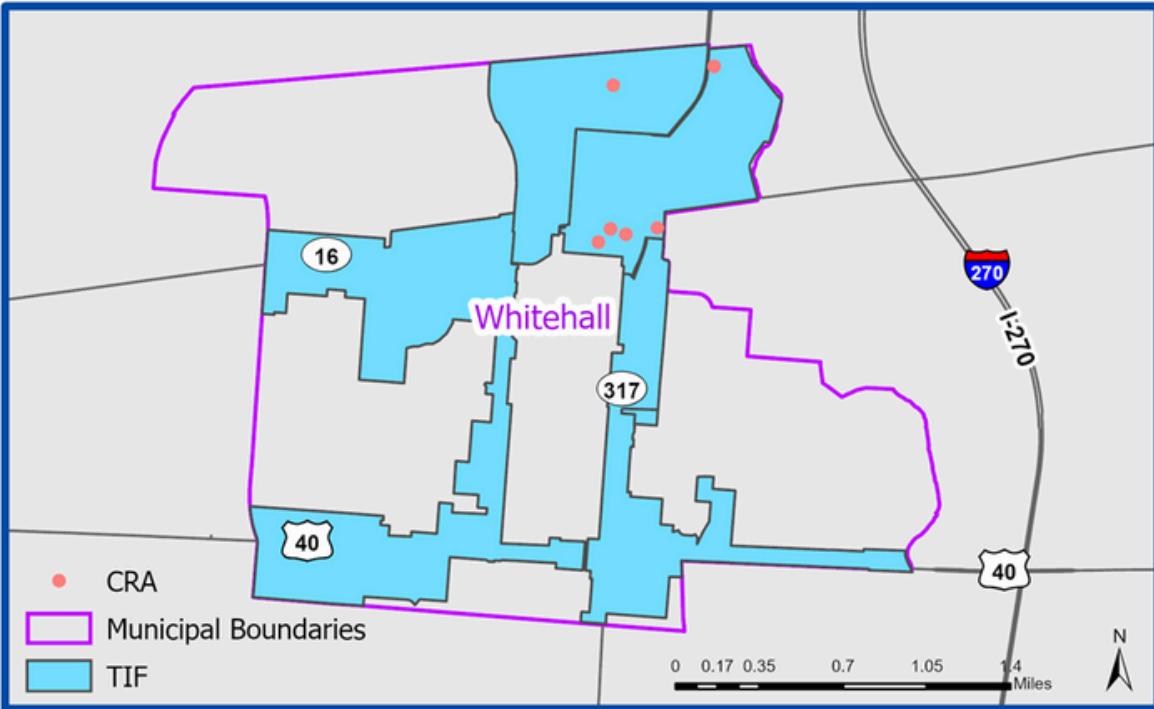
Total Reported Real Estate Investment: \$11,850,000

Total TIFs: 5

Total Diverted TIF Tax: \$1,842,048

2025 TIRC Meeting Packet

WHITEHALL



Population: 19,940

Total Abatements By Type:

- CRAs: 6
- \$111,454,300 in Total Appraised Value, \$76,322,300 of that Abated
- \$2,001,499 Estimated Foregone Tax this year

Total Reported Jobs Created / Retained: 376

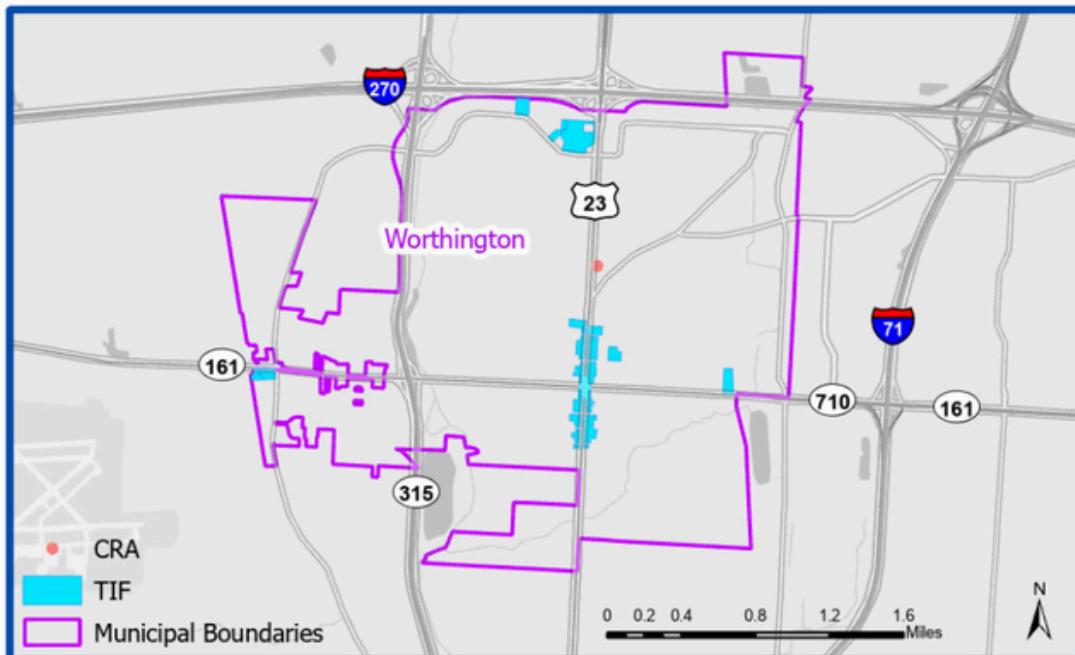
Total Reported Payroll:
\$32,370,822

Total Reported Real Estate Investment: \$93,088,545

Total TIFs: 9
Total Diverted TIF Tax: \$2,958,865

2025 TIRC Meeting Packet

WORTHINGTON



Population: 14,649

Total Abatements By Type:

- CRAs: 1
- \$3,604,900 in Total Appraised Value, \$1,398,000 of that Abated
- \$45,315 Estimated Foregone Tax this year

Total Reported Jobs Created / Retained: 42

Total Reported Payroll: \$4,792,155

Total Reported Real Estate Investment: \$1,600,000

Total TIFs: 9

Total Diverted TIF Tax: \$489,137

2025 TIRC Meeting Packet