



To: All Candidates

From: Sara Ott, Sr. Project Manager

Date: September 12, 2013

RE: Inquiry about Tax Increment Financing

A candidate inquired whether the City of Dublin is using or planning to use straight Tax Increment Financing (TIF) and other incentives to promote development in the Bridge Street District. The inquiry also requested examples of incentive packages that have been offered to promote development in the Bridge Street District. The response to this inquiry is below.

The City currently has 24 active commercial TIFs. Of the 24, 21 are currently non-school, meaning the Dublin City School District is made whole, receiving an amount equal to the amount the district would have received if the TIF had not been in place (the district is held harmless). The three straight TIFs (those TIFs in which all the service payments are paid to the City) are the Historic Dublin Parking TIF, the Bridge & High TIF, and the Perimeter West TIF. Recognizing the unique nature of the Bridge Street redevelopment, Dublin City Schools approved the use of straight TIFs for both the Bridge & High and Historic Dublin Parking TIFs.

The value of the improvements within all of the commercial TIFs is in excess of \$480 million, which will generate nearly \$9.6 million in 2013 for Dublin City Schools and \$6.9 million for the City of Dublin. The TIF revenue that has been or will be generated over the life of these TIFs has resulted in public improvements to date in excess of \$101 million. Some examples of those improvements include the construction of Woerner Temple Drive, Rings Road improvements, construction of the roadway network supporting Dublin Methodist Hospital, utility burial, and parking improvements within Historic Dublin. Additionally, the use of TIFs has been instrumental in the construction of Emerald Parkway. Once the final phase is completed in 2014, a significant amount of land will be opened up for commercial development. It is anticipated that approximately 60% of the construction costs of Emerald Parkway will have been paid for with TIF revenue.

As stated above, we have typically utilized "non-school" TIFs. However, based on the level of public infrastructure investment that has been identified as needed in the Bridge Street District, we will need a strong financial partnership with the School District. In order to advance the implementation of the Bridge Street District, we will need the School District to support a TIF that would provide for the City to receive a higher level of service payments than what we receive from a "non-school" TIF.

Economic Development has offered incentives to attract new businesses and expand existing businesses within the entire City of Dublin. Such incentives are offered in several forms to include: performance based incentives (usually a % of the income tax estimated to be received from the company by the City. This incentive is paid by non-tax revenues in





accordance with the Ohio State Constitution); Grants from the City relative to location costs; land (the City has sold City owned property to attract companies); and/or infrastructure (roads, water, sewer, fiber optics). The City uses revenues from TIFs as well as other tax revenues designated as dollars for capital projects to build/provide infrastructure that support the development of a new business (i.g. Emerald Parkway, Frantz Road, Metro Center improvements, Perimeter Drive, Dublink). Fundamentally, additional amenities of Dublin, to include parks and open space, multi-use paths, etc. add to the quality of life for both residents and corporate residents. These amenities, in addition to the City's well maintained infrastructure, are often cited as reasons companies are attracted to Dublin.

Relative to the Bridge Street District, the City has purchased what was previously called Digger & Finch Restaurant and approximately 12 additional acres along the river and immediately adjacent to the restaurant building. The City has purchase certain property along Riverside Drive in front of the Bridgepointe Shopping Center and the existing Wendy's restaurant for the future construction of a roundabout at the intersection of Riverside Drive and Bridge Street/SR 161. The City is currently assessing the extent to which is will leverage additional capital dollars to acquire certain properties that will further develop park amenities, right of way and other infrastructure projects relative to the Bridge Street District vision. A TIF Agreement was signed with the Vrable Skilled Nursing facility, currently under construction, in order to help fund Phase I and II of John Shields Parkway. TIFs are also being considered (not yet approved by City Council) for the redevelopment of portions of Dublin Village Center. Other TIF areas within what is now referred to as the Bridge Street District have been in place for many years. Those TIFs have provided critical improvements to Bridge Street/SR 161, Shamrock Blvd, Frantz Road, etc. Incentives were leveraged to win Wendy's corporate headquarters back from Atlanta and were in keeping with the incentive types mentioned above and not specifically related to the Bridge Street District but to the City's overall economic development efforts.

If you have any questions, please feel free to contact Angel Mumma, Deputy City Manager/Director of Finance at amumma@dublin.oh.us or Sara Ott at sott@dublin.oh.us

