

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager

Date: April 23, 2015

Initiated By: Terry D. Foegler, Director of Strategic Initiatives/Special Projects
Angel L. Mumma, Director of Finance

Re: Ordinance No. 33-15 – Implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, Establishing and Describing the Boundaries of the Bridge Street District Community Reinvestment Area, Designating a Housing Officer to Administer the Program, and Creating a Community Reinvestment Housing Council, and Declaring an Emergency.

Summary

The primary goal for implementing the Bridge Street District (BSD) plan is to help ensure the City's long term economic competitiveness. Studies by Battelle, the recent Insight 2050 report completed for Central Ohio, and other nationally recognized entities have reaffirmed that the type of denser, mixed-use, vibrant, walkable area planned for the BSD will enhance the City's ability to attract and retain young talent as well as more experienced workers – a critical component to the community's long term economic success. Businesses are also increasingly seeking these types of environments as part of their branding and talent attraction efforts.

As Council is aware, staff has been exploring various economic development tools in order to support this type of development planned for the BSD. A common tool utilized by many municipalities, including those throughout Central Ohio, is a Community Reinvestment Area (CRA). Established in 1977 and revised in 1994 under Ohio Revised Code 3735.65 through 3735.70, CRAs are used to encourage the development of new structures and revitalization of existing housing stock through use of an exemption on real property. These exemptions prove beneficial in redevelopment areas such as the BSD, where the cost to redevelop and the nature of the desired types of development are typically higher than greenfield development due to the lost economic value of removing existing structures, demolition costs, higher construction costs and significant infrastructure needs.

As one result of the exemption, property owners are able to show reduced expenses, which investors are recognizing towards a project's overall Net Operating Income, which allows property owners to finance the higher development costs. As such, property owners are incentivized to make higher levels of meaningful investment (through new construction) in their property. Without this incentive, it is highly unlikely that the desired types of redevelopment would occur. This is exemplified by looking at the undeveloped state of Riverside Drive over the past 50 years (despite its strategic central location on a major arterial), the declining state (both in property value and visual appeal) of shopping centers such as Bridge Pointe, and the frequent and consistent use of CRAs for other redevelopment areas in Central Ohio.

In order to establish a CRA, the City must first conduct a housing survey of the proposed CRA area. This area is one in which housing facilities (and historic structures) are located and new housing construction and repair of existing facilities or structures are discouraged.

Staff has evaluated various options with respect to the geographical boundaries of a CRA. Consideration was given to the fact that for any new CRA established or the expansion of an existing CRA, a new housing survey must be completed, which shows different distressed housing facilities from the original survey, which are in an area where the repair of existing facilities or structures are discouraged. It also requires that the new CRA go through the State review and approval process. Additionally, staff has had discussions with multiple property owners/developers within the Bridge Street District in which CRAs have been requested as one of the incentives utilized in order to facilitate redevelopment. This is consistent with the experience of the City's advisors in similar redevelopment settings, where the establishment of a CRA is among the most frequent tools used to facilitate the desired types of redevelopment. As a result, staff recommends that the geographical boundaries of the proposed CRA, the Bridge Street District CRA, match those of the Bridge Street District.

The housing survey of the proposed CRA is attached for Council's review.

Once the housing survey is complete, Council can then consider the establishment of a CRA. Attached for Council's consideration is Ordinance No. 33-15, which implements Sections 3735.65 through 3735.70 of the Ohio Revised Code, establishes and describes the boundaries of the Bridge Street District Community Reinvestment Area, designates a housing officer to administer the program, and creates a Community Reinvestment Area Housing Council. Additionally, as part of this Ordinance, Council will define the incentives that can be provided within the CRA. This can include an authorization of a real property tax exemption, up to 100%, based on the following durations:

- Up to 15 years for new construction of residential, commercial (including retail) or industrial facilities
- Up to 12 years for remodeling of residential, commercial (including retail) or industrial facilities (costing in excess of \$5,000)
- Up to 10 years for remodeling of dwellings of two-family units or less (costing in excess of \$2,500)

Given the City's desire to promote urban, walkable development in the BSD, which includes areas that are suitable for larger scale and more comprehensively planned mixed-use development, staff is recommending that the CRA permit up to a 100% exemption for up to 15 years for new construction of multiple unit residential structures and commercial (including retail) facilities. It is important to note the residential incentive would be limited to those properties, which contain more than two residential dwelling units. Staff does not recommend including single-family homes within the properties eligible for real property tax exemptions within the BSD CRA.

The establishment of a CRA (through legislation such as Ordinance No. 33-15) does not automatically entitle property owners within the defined area to the property tax exemption. A separate, detailed CRA Agreement must be executed between the City and the property owner in

order for the property owner to receive the incentive. These CRA Agreements would be brought forward for Council consideration at a public meeting.

Ordinance No. 33-15 does not authorize any CRA Agreements or grant any real property tax exemptions – separate Council approval is required.

Once this legislation is approved by Council, the City is required to publish notification of passage of the ordinance once a week for two consecutive weeks in the local newspaper. At the conclusion of the notification period, a Petition must be filed with the Ohio Development Services Agency (DSA) to approve the CRA. DSA has 30 days to consider this Petition. After approval by DSA, the CRA becomes effective and the City can then consider separate CRA agreements with individual property owners.

School District Impact

The net fiscal impact upon the Dublin City Schools for the use of a CRA within the Bridge Street District is no different than that which occurs with the use of a TIF in the BSD. Generally, municipalities that establish a CRA must comply with ORC with respect to school district notification and compensation requirements. However, the City's Cooperative Agreements between the Dublin City School District (DCS) and the Tolles Career and Technical Center (Tolles) (collectively referred to as the Districts) waive notification and permit the City to authorize various tax incentives, including TIFs and CRAs, within the BSD that provide for the following (for each incentive authorized):

Years 1 – 15 – the Districts agree to forego 100% of the applicable real estate taxes in respect of the improvements to any particular parcel within the applicable tax incentive district.

Years 16 – 30 – the Districts will receive 10% of what they would have received if the applicable tax incentive district had not been in place.

In consideration for this incentive structure, which allows the City to capture all of the first 15 years of tax value growth, the City agreed to remit an annual payment in the amount of \$1.5 million to DCS and \$36,965 to Tolles each year from 2014 through 2045. In 2046, the City will remit a payment to DCS in the amount of \$2.0 million and \$53,822 to Tolles. Over the 33-year period, these payments are expected to total \$50 million to DCS and \$1,236,702 to Tolles.

Given that both school districts have agreed, in exchange for these annual payments from the City, to forego 100% of the applicable real estate taxes in years 1-15 of any tax incentive district established, the creation of the Bridge Street District CRA, which authorizes a 100% real property exemption for 15 years, has no negative financial impact on either entity.

Township Impact

ORC does not require the City to provide notification of the establishment of a CRA to the township. Similarly, no compensation arrangement is required. However, staff has met with Washington Township officials and will continue discussions to better understand concerns regarding levels of service and the financial impact of redevelopment on their revenue.

According to data provided by the Franklin County Auditor's Office (through the City's GIS), the properties within the proposed BSD CRA generate approximately \$1.2 million in annual revenue to Washington Township. This represents approximately 6.5% of the Township's 2013 total tax revenue of \$18.5 million.

The establishment of a CRA (and subsequent CRA Agreements) or other tax incentives such as Tax Incentive Financing (TIF) can have an impact on the ability of real estate taxing jurisdictions to capture additional tax revenues from new development for the duration of the incentive period. However, it is important to keep in mind that: (1) the dense new urban redevelopment and the resulting higher level of additional tax revenues would not be possible without the tax incentives; and (2) upon expiration of the incentives, all taxing jurisdictions will benefit from significantly higher values than would have otherwise existed if the area developed with traditional suburban development, or stayed in the same condition as it does currently, as a result of no incentive being offered.

To articulate this point, the entire BSD, comprised of approximately 1,100 acres, has a total taxable value of approximately \$320 million today. The Bridge Park development proposed by Crawford Hoying, which includes just 30± acres between the east and west sides of the Scioto River, is expected to result in over \$200 million in new valuation. The Grand is a luxury 132-bed post-acute nursing and rehabilitation care and assisted and independent living community located at Tuller Road and John Shields Parkway. This project is expected to result in over \$14 million in new valuation. And Tuller Flats, a 420-unit luxury residence located on 17 acres near Tuller Road and John Shields Parkway is expected to result in over \$20 million in new valuation. These increased values will generate significantly higher property tax revenue to all taxing jurisdictions once the incentives expire.

The net fiscal impact upon public real estate taxing dependent entities such as the Township is the same as has been the case with the City's successful use of TIFs over the past 20+ years. The strategic use of TIFs has resulted in an overall tax base, the health of which is the envy of the region, and which has helped facilitate the provision of a very high level of public services. Use of tax incentives such as TIFs and CRAs is expected to both preserve and enhance the value of existing properties and generate dense urban redevelopment with higher property values that will continue to expand the overall tax base.

The City has previously authorized two CRAs. In 1989, the City established the Tuttle Crossing CRA, which provided a 100% tax exemption for 10 years on the value of all improvements constructed on parcels within the CRA. The general policy surrounding this CRA was to discourage tax exemptions of new high income residential developments or improvements, which were not blighted or under threat of becoming blighted. The Britton Parkway CRA was established in 1994 (Ordinance 130-94) and authorized a tax exemption up to 10 years on commercial office properties, with the percentage of the tax exemption determined on a case-by-case basis.

Recommendation

Staff recommends Council adopt Ordinance 33-15 as an emergency at the second reading/public hearing on May 4, 2015.

RECORD OF ORDINANCES

33-15

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE BRIDGE STREET DISTRICT COMMUNITY REINVESTMENT AREA, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT AREA HOUSING COUNCIL, AND DECLARING AN EMERGENCY.

WHEREAS, this Council desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in the Bridge Street District; and

WHEREAS, a survey of housing (the "Housing Survey"), a copy of which is on file in the office of the Clerk of Council as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Bridge Street District Community Reinvestment Area, which area is identified on Exhibit A attached hereto; and

WHEREAS, the construction of new structures in the proposed Bridge Street District Community Reinvestment Area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities within the Bridge Street District and the City as a whole; and

WHEREAS, the construction of new structures in the proposed Bridge Street District Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring, that:

Section 1. This Council hereby adopts the findings of the Housing Survey, including the finding that the area designated as the proposed Bridge Street District Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

Section 2. Pursuant to ORC Section 3735.66, the proposed Bridge Street District Community Reinvestment Area is hereby established in the Bridge Street District, as further depicted on Exhibit "A" attached hereto and incorporated herein by this reference.

Only commercial or industrial properties as defined herein and that are otherwise consistent with the applicable zoning regulations within the Bridge Street District Community Reinvestment Area will be eligible for exemptions under this program.

Section 3. All properties identified in Exhibit "A" as being within the Bridge Street District Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses in the Bridge Street District Community Reinvestment Area. As part of the project, the City intends to undertake supporting public improvements in the Bridge Street District Community Reinvestment Area.

Section 4. Within the Bridge Street District Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of that exemption shall be negotiated on a case-by-case basis in advance of construction occurring, according to the rules outlined in the ORC Section 3765.67. Any such exemption may be up to, and including, fifteen (15) years, and up to, and including, one hundred percent (100%) for the construction of new commercial or industrial facilities. The results of the negotiation as approved by this Council will be set in

RECORD OF ORDINANCES

Ordinance No. 33-15

Passed Page 2 of 3, 20

writing in a Community Reinvestment Area Agreement as required by ORC Section 3735.671.

For the purposes of the above described exemptions, structures used for residential purposes and composed of two (2) and fewer units shall be classified as residential structures. Structures used in whole or in part for residential purposes and composed of three (3) or more units shall be classified as commercial structures, regardless of the number of tax parcels within the structure.

If new construction qualifies for an exemption, during the period of the exemption, the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

Section 5. All commercial and industrial projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement, currently a minimum of \$500 up to a maximum of \$2,500 annually unless waived.

Section 6. To administer and implement the provisions of this ordinance, the Director of Economic Development is designated as the Housing Officer as described in ORC Sections 3735.65 through 3735.70.

Section 7. The "Bridge Street District Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor, two members appointed by this Council and one member appointed by the Planning Commission. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Housing Council shall be for three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner as the initial appointment was made. The Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under ORC Section 3735.67. The Housing Council shall also hear appeals under ORC Section 3735.70.

Section 8. This Council reserves the right to re-evaluate the designation of the Bridge Street District Community Reinvestment Area after December 31, 2016, at which time this Council may direct the Housing Officer not to accept any new applications for exemptions as described in ORC Section 3735.67.

Section 9. The Bridge Street District Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the Bridge Street District Community Reinvestment Area for which an exemption has been granted under ORC Section 3735.67. The Bridge Street District Community Reinvestment Area Housing Council shall also hear appeals under ORC Section 3735.70.

Section 10. The Director of Finance is hereby directed and authorized to petition the Director of the Ohio Development Services Agency to confirm the findings contained within this ordinance.

Section 11. The Council hereby finds and determines that all formal actions relative to the passage of this ordinance were taken in an open meeting of this Council or its committees, that all deliberations of this Council and of its committees that resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including ORC Section 121.22.

Section 12. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City, and for the further reason that this ordinance is required to be immediately effective in order that the establishment of the Bridge Street District Community Reinvestment Area must occur promptly in order to facilitate the orderly and timely redevelopment of

RECORD OF ORDINANCES

Dayton Legal Blank, Inc.

Form No. 30043

Ordinance No. 33-15

Passed , 20

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the Bridge Street District property; wherefore, this ordinance shall be in full force and effect immediately upon its passage.

Signed:

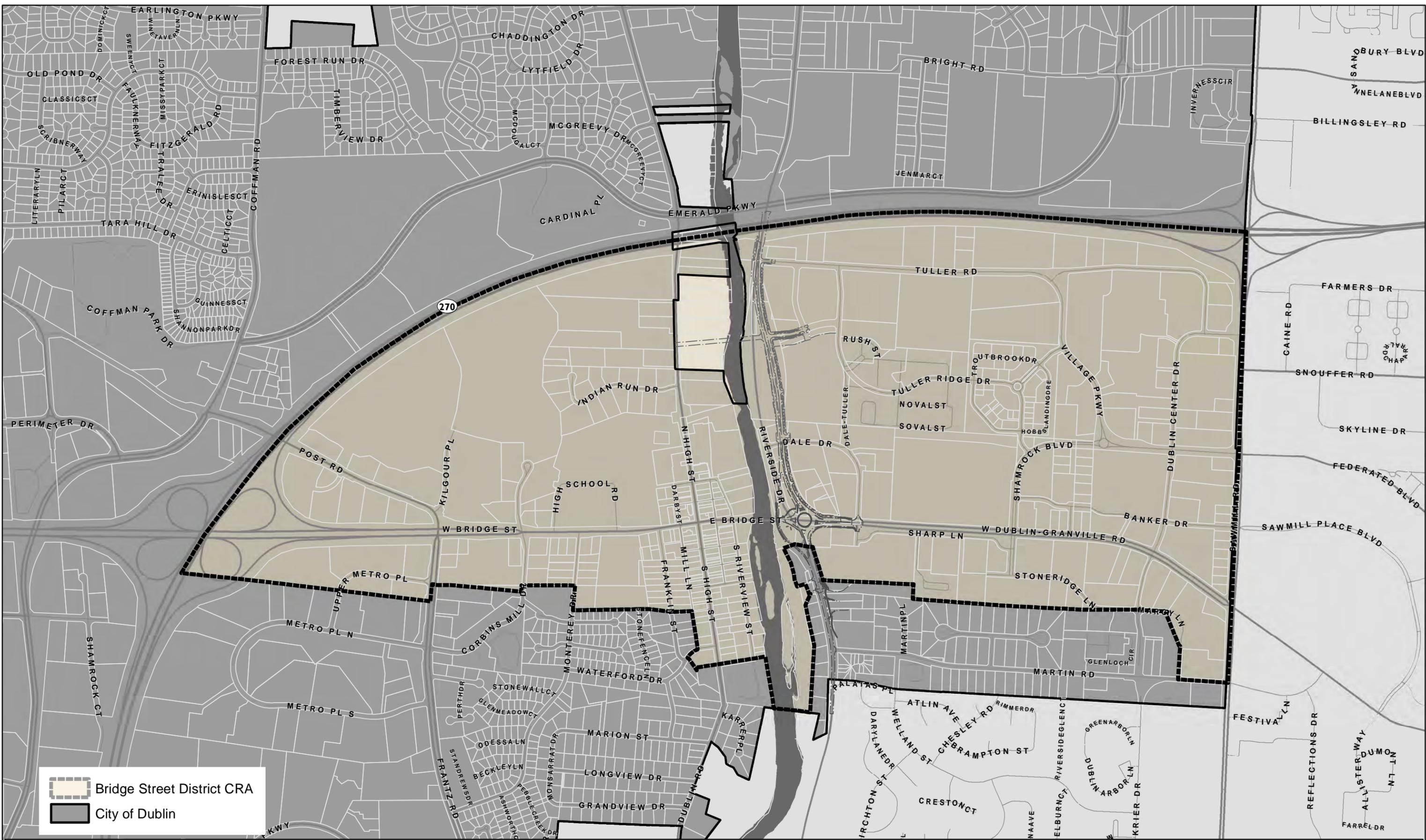
Mayor - Presiding Officer

Attest:

Clerk of Council

Passed: _____, 2015

Effective: _____, 2015



Bridge Street District Community Reinvestment Area



BRIDGE STREET DISTRICT COMMUNITY REINVESTMENT AREA



City of Dublin



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Data Sources

Tables- ESRI Community Analyst and American Community Survey

Maps- City of Dublin

Photographs- Franklin County Auditor and City of Dublin



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Section 1: Housing Survey (Attachment B)



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Bridge Street District Community Reinvestment Area (CRA)

The State of Ohio Community Reinvestment Area program is an economic development tool administered by municipal and county governments that provides real property tax exemptions for property owners who renovate existing or construct new buildings.

Purpose

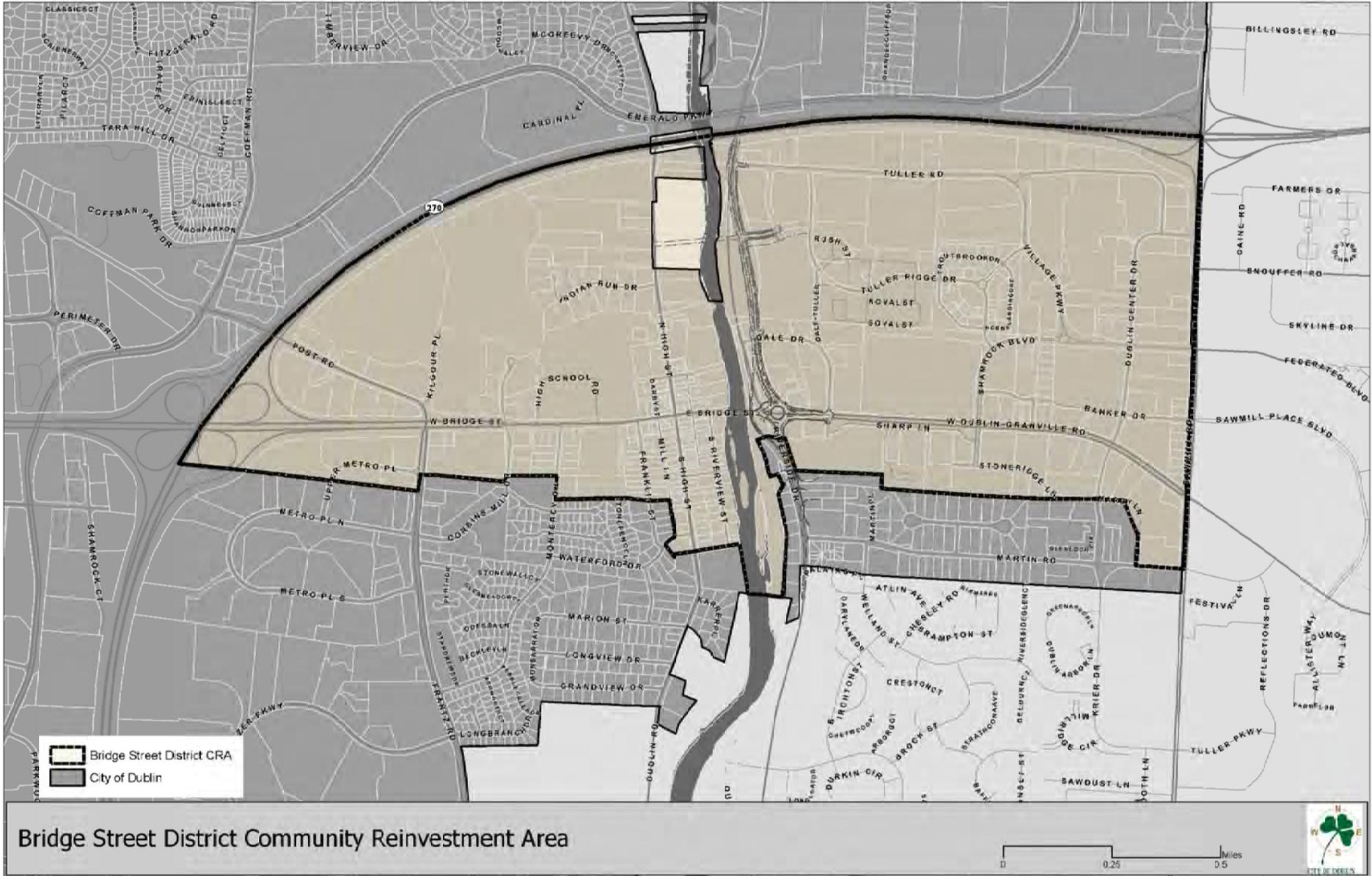
The City of Dublin desires to promote urban, walkable development in the Bridge Street District, which includes areas that are suitable for larger-scale and more comprehensively-planned mixed-use developments, with the potential to create entirely new walkable neighborhoods. (Map 1).

The Bridge Street District is intended to transform underutilized land in the city's core into a valuable asset for the community. Economic conditions have created a unique opportunity to explore new avenues of preservation and growth in this important neighborhood, which contains assets like Historic Dublin, the Indian Run tributary, and the Scioto River, as well as some of the city's most strategic redevelopment opportunities.

The redevelopment of the Bridge Street District is envisioned to encourage long-term economic stability, maintain real property values and generate new employment opportunities. Hence, the City of Dublin desires to designate the Bridge Street District (BSD) as a Community Reinvestment Area (CRA).

CRA Boundary Description

The proposed CRA boundary includes the area south of I-270, between the I-270/US 33 interchange and Sawmill Road, and along properties along both sides of State Route 161/Bridge Street. The Bridge Street District includes all of the Dublin Historic District. Overall, the BSD has an area of approximately 1,100 acres, or 6% of the city's total area. (Map 1)



Map 1- Bridge Street District CRA

City of Dublin

Dublin is a northwest suburb of Columbus, Ohio and is a part of the Columbus Metropolitan Statistical Area, strategically located along I-270/US 33 and SR 161. Dublin is a 24.44 square mile community that abuts the City of Hilliard and City of Columbus to the south and east. The city is located in Washington Township and Jerome Townships, and Delaware, Union and Franklin County. The city was platted as a Village in 1810 and was incorporated in 1987.

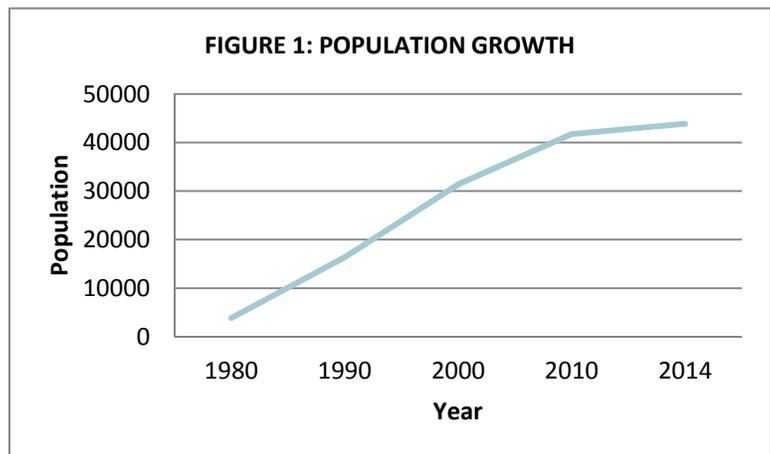
Demographics

According to American Community Survey, Dublin’s 2010 population was 41,751. Estimates prepared by the Mid-Ohio Regional Planning Commission indicate Dublin’s 2014 population at 43,860, and will grow to 46,912 in 2019. The median age in Dublin is 38.1 and the largest population segment is between the ages of 40 and 50 years old (17%). There are 15,409 households in Dublin (2012) with an average household size of 2.64 persons. Median household income is \$114,183 and per capita income is \$53,742 (2014).

Population

Dublin’s population, while progressively increasing over the past 30 years, has shown a decreasing rate of growth since 2010. The following outlines population changes occurring between 1980 and 2010.

| Year | Population | % Change |
|------|------------|----------|
| 1980 | 3855 | - |
| 1990 | 16366 | 424.50% |
| 2000 | 31392 | 91.80% |
| 2010 | 41751 | 33.00% |
| 2014 | 43860 | 5.05% |



| Population Data | 2000 | 2010 | 2000-2010 Annual Rate |
|-----------------|--------|--------|-----------------------|
| Population | 30,881 | 41,751 | 3.06% |
| Households | 10,979 | 14,984 | 3.16% |
| Housing Units | 11,713 | 15,779 | 3.03% |

Table 3 provides additional census data including a breakdown of 2010 population by sex and age, with the largest population segment (39%) between the ages of 40 and 64 years old.

| TABLE 3 – 2010 POPULATION BREAKDOWN | | |
|--|---------------|-------------|
| Population by Sex (2010) | | |
| Male | 20,617 | 49% |
| Female | 21,134 | 51% |
| Population by Age (2010) | | |
| Age 0 - 9 | 6,549 | 16% |
| Age 10 - 19 | 6,889 | 17% |
| Age 20 - 39 | 8,742 | 21% |
| Age 40 - 64 | 16,295 | 39% |
| Age 65 - 85 | 2,812 | 7% |
| Age 85+ | 464 | 1% |
| Total | 41,751 | 100% |

Housing

The Dublin community has a diverse housing stock varying in age, style, size and neighborhood. The growth pattern of the city concentrated the majority of the older housing stock around Historic Dublin, which was the core of the Village of Dublin prior to incorporation in 1987. Table 4 indicates the breakdown of housing units built per decade, according to the 2009 American Community Survey. The largest portion of Dublin’s housing stock was built between 1990 and 1999 (33.1%), with only 4,019 additional housing units (26.1% of the total units) built throughout the city between 2000 and 2012. The entirety of the new housing stock was built outside the proposed CRA boundary. Furthermore, the survey indicates the median year of housing units constructed is 1993, revealing the condition of the City of Dublin’s housing stock.

| TABLE 4 – ESTIMATED HOUSING UNITS BY YEAR BUILT | | |
|--|---------------|---------------|
| YEAR BUILT | Units | % |
| Total | 15,779 | 100.00 |
| 2010 or later | 370 | 0.60 |
| 2000 to 2009 | 3,930 | 25.50 |
| 1990 to 1999 | 5,103 | 33.10 |
| 1980 to 1989 | 4,459 | 28.90 |
| 1970 to 1979 | 1,112 | 7.20 |
| 1960 to 1969 | 281 | 1.80 |
| 1950 to 1959 | 252 | 1.60 |
| 1940 to 1949 | 30 | 0.20 |
| 1939 or earlier | 153 | 1.00 |

Tables 5 and 6 indicate the occupancy status of the total housing units within the City in 2010. In 2010, 14,984 of Dublin’s 15,779 housing units (95.0%) were occupied. Of these, 11,862 were owner occupied (75.2%). Citywide, owner occupied units are expected to decrease in 2019 years while renter occupied unit’s increase dramatically from 19.8% to 24.3% according to the ESRI Community Analyst.

| TABLE 5 – HOUSING UNITS BY OCCUPANCY STATUS AND TENURE | | | | | | |
|---|--------------------|---------------|---------------|---------------|---------------|---------------|
| Occupancy Status | 2010 Census | | 2014 | | 2019 | |
| | Units | % | Units | % | Units | % |
| Total Housing Units | 15,779 | 100.00 | 16,230 | 100.00 | 17,057 | 100.00 |
| Occupied | 14,984 | 95.00 | 15,698 | 96.70 | 16,749 | 98.20 |
| Owner | 11,862 | 75.20 | 11,823 | 72.80 | 12,602 | 73.90 |
| Renter | 3,122 | 19.80 | 3,875 | 23.90 | 4,147 | 24.30 |
| Vacant | 795 | 5.00 | 532 | 3.30 | 308 | 1.80 |

| TABLE 6 – VACANT HOUSING UNIT STATUS | | |
|---|--------------|------------|
| Vacancy Status | Units | % |
| Total | 795 | 100 |
| For Rent | 236 | 30 |
| Rented- Not Occupied | 24 | 3 |
| For Sale Only | 269 | 34 |
| Sold - Not Occupied | 46 | 6 |
| Seasonal/Recreational/Occasional Use | 134 | 17 |
| For Migrant Workers | 0 | 0 |
| Other Vacant | 86 | 11 |

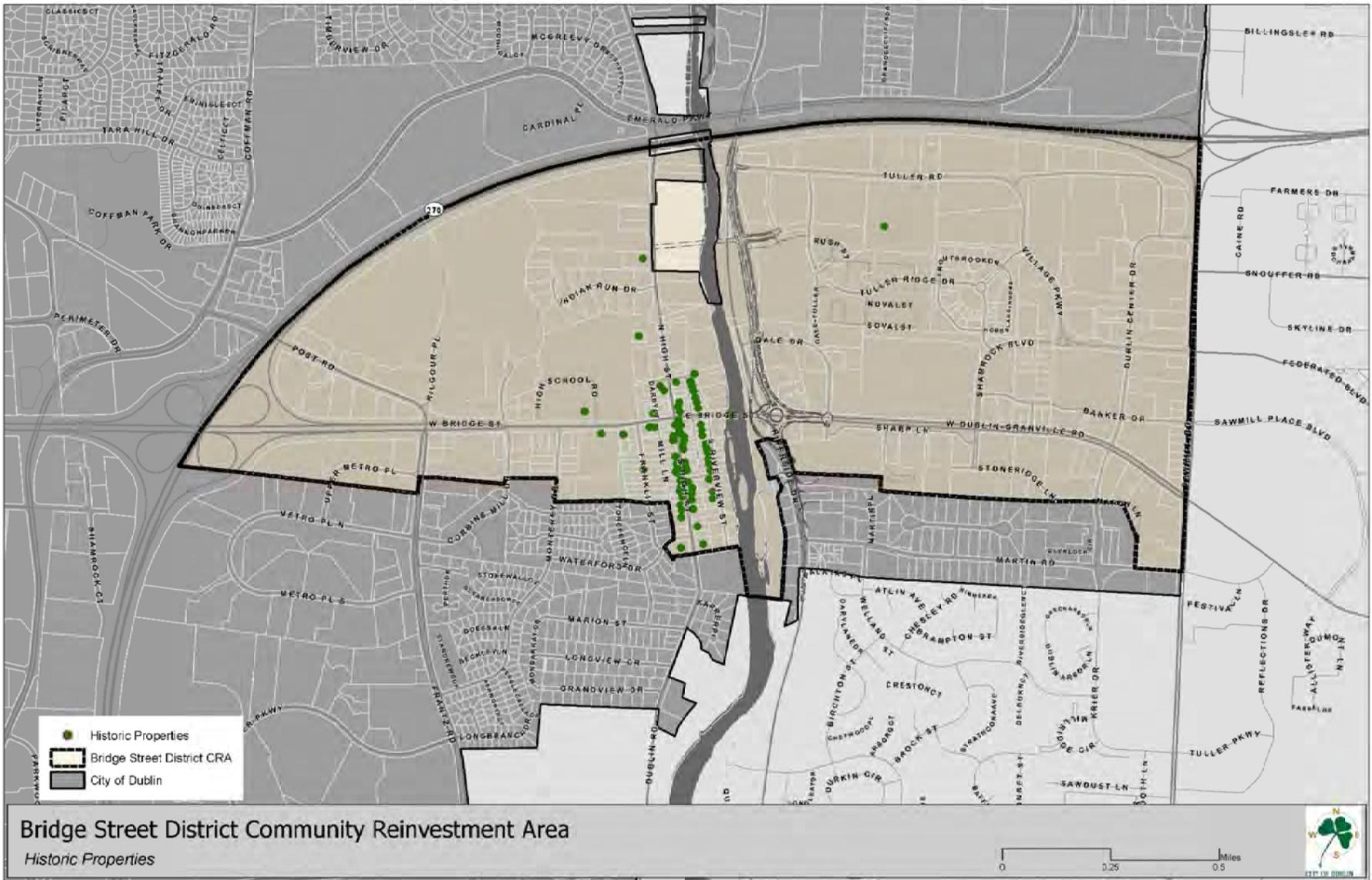
Bridge Street District Community Reinvestment Area

The Bridge Street District has been identified a first area for the redevelopment opportunities within the City of Dublin given its older housing stock and underperforming retail centers. The creation of the District provides an opportunity to create a viable, walkable, mixed-use environment in an area of the City that has been underutilized from an investment and redevelopment standpoint. The details of this area are provided in the analysis below, with regard to historic properties, zoning, vacant/ undeveloped land, and major industries within the proposed CRA area.

Historic District

The Bridge Street District CRA has approximately 70 historic properties that are on the Ohio Historic Inventory, of which 45 are located on the National Register of Historic Places as well. Of these approximately 30 are in residential use and about 30 properties are used for commercial purposes. A majority of these properties are located in the City of Dublin's Historic District. A number of these properties are showing the signs of distress and disinvestment. In fact, a group of six houses along North Riverview Street, north of Bridge Street were approved for demolition by the Architectural Review Board (ARB) in 2012. The ARB reviewed a proposed redevelopment plan for these site; however, the project has yet to materialize. These homes are not yet demolished and may not be taken down until the redevelopment is ready to move forward. Additionally, the Architectural Review Board has approved two separate demolition requests within the Historic District of existing single-family homes.

Map 2 below shows the historic properties located in the Bridge Street District Community Reinvestment Area.

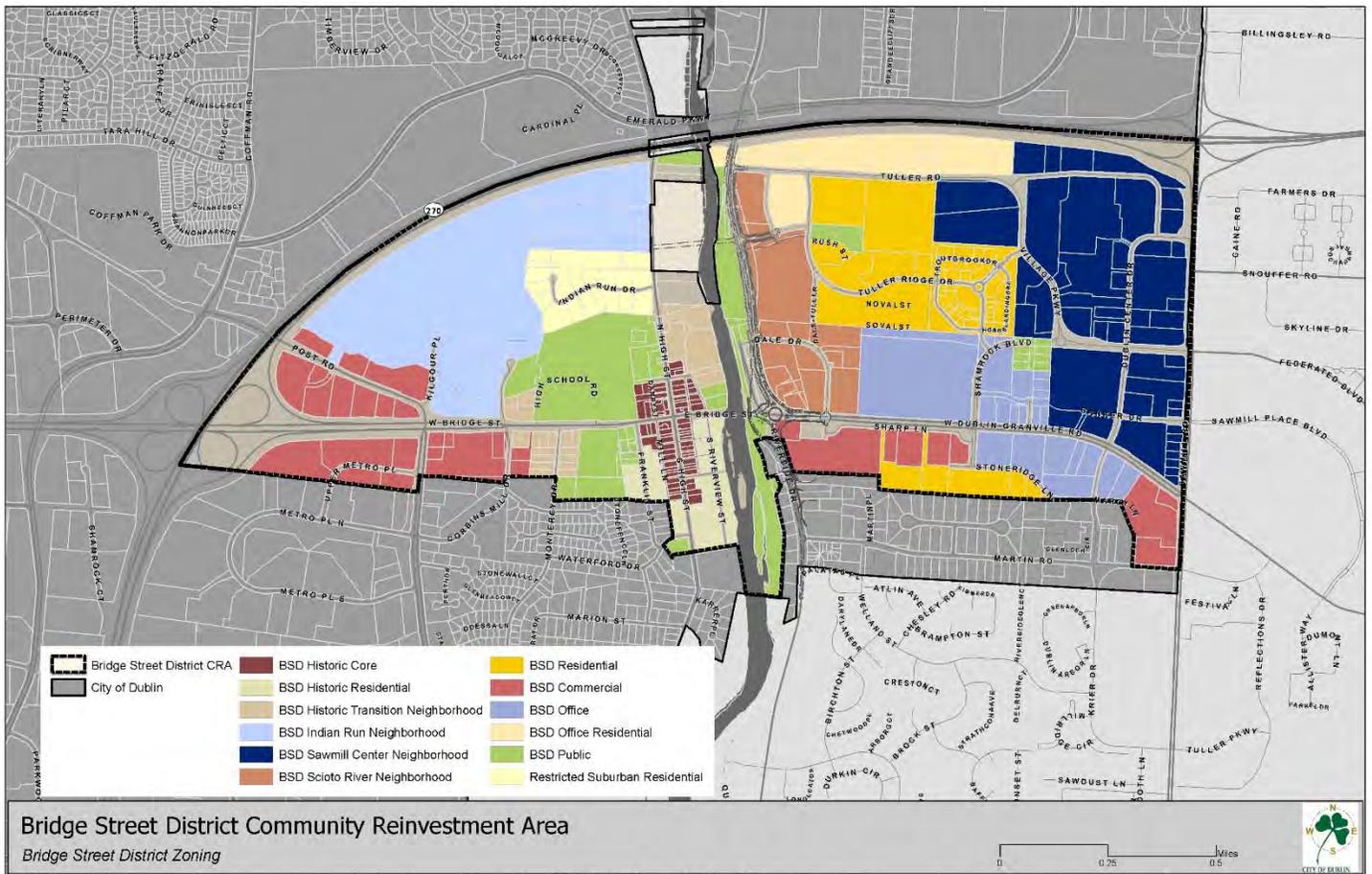


Map 2- Historic Properties

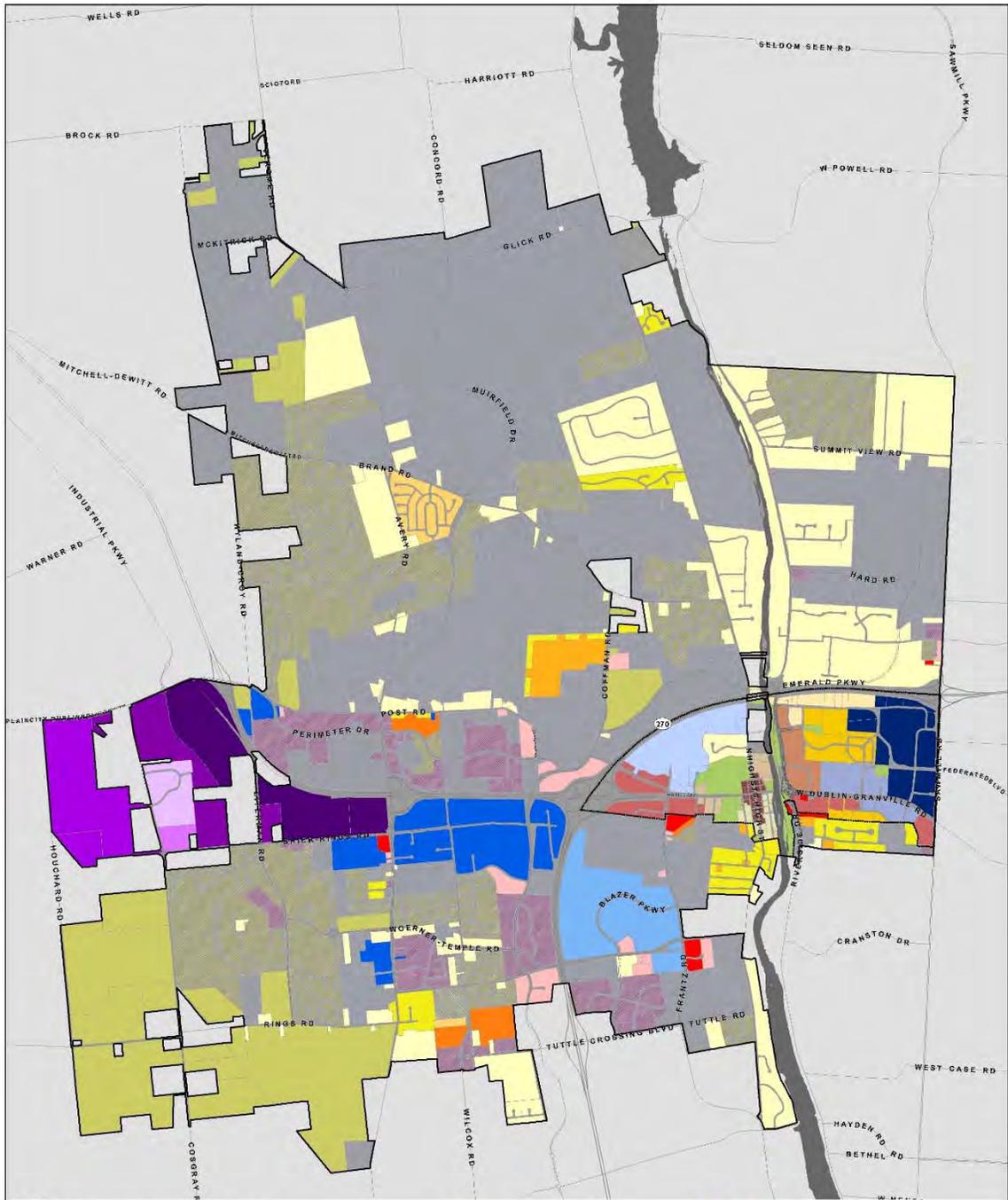
Zoning

Dublin historically has developed its residential neighborhoods through a large number of Planned Unit Development (PUD) projects (Map 4). However, the proposed Bridge Street District CRA was rezoned to a newly created Bridge Street District with zoning classifications recognizing the unique development patterns and needs of the plan for this area. The Bridge Street District zoning boundary coincides with the Bridge Street District Community Reinvestment Area, and the regulations are more prescriptive and incorporate form-based code elements. These new regulations differ from the previous used PUDs with regard to regulations and review process.

The Map 3 shows the zoning districts for the properties located within the CRA. The zoning map consists of ten mapped districts, which include various mixed use, residential, commercial, office, and public/institutional, historic and transitional zoning districts.

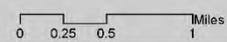


Map 3- BSD Zoning



| | | | |
|--|---|--|---|
| <p>Bridge Street District CRA City of Dublin</p> | <p>Zoning Districts</p> <p>Bridge Street Districts</p> <ul style="list-style-type: none"> BSD-HC: Historic Core BSD-HR: Historic Residential BSD-HTN: BSC Historic Transition Neighborhood BSD-R: BSC Residential BSD-IRN: BSC Indian Run Neighborhood BSD-SRN: BSC Scioto River Neighborhood BSD-SCN: BSC Sawmill Center Neighborhood BSD-C: BSC Commercial BSD-O: BSC Office BSD-OR: BSC Office Residential BSD-P: BSC Public | <p>Residential Districts</p> <ul style="list-style-type: none"> R: Rural District R-1: Restricted Suburban Residential District R-2: Limited Suburban Residential District R-3: Suburban Residential District R-4: Suburban Residential District R-12: Urban Residential District <p>Planned Districts</p> <ul style="list-style-type: none"> PUD: Planned Unit Development District PCD: Planned Unit Development District PLR: Planned Low Density Residential District <p>ID Districts</p> <ul style="list-style-type: none"> ID-1: Research Office District ID-2: Research Flex District | <ul style="list-style-type: none"> ID-3: Research Assembly District ID-4: Research Mixed Use District ID-5: Research Recreation District <p>Standard Zoning Districts</p> <ul style="list-style-type: none"> CC: Community Commercial District SO: Suburban Office and Institutional District OLR: Office, Laboratory and Research District TF: Technology Flex District R-1B: Limited Suburban Residential District (WTWP) NC: Neighborhood Commercial District (WTWP) EU: Exceptional Uses District (WTWP) <p> Other Jurisdiction U: Unclassified </p> |
|--|---|--|---|

Bridge Street District Community Reinvestment Area
City of Dublin Zoning



Map 4- City of Dublin Zoning

Major industries

The Table 6 shows the existing major industries located throughout the City of Dublin per ESRI Community Analyst. Major industries include Professional, Scientific, and Tech Services, Finance & Insurance, Administrative Support & Waste Management & Remediation, Healthcare & Social Assistance, and Retail Trade.

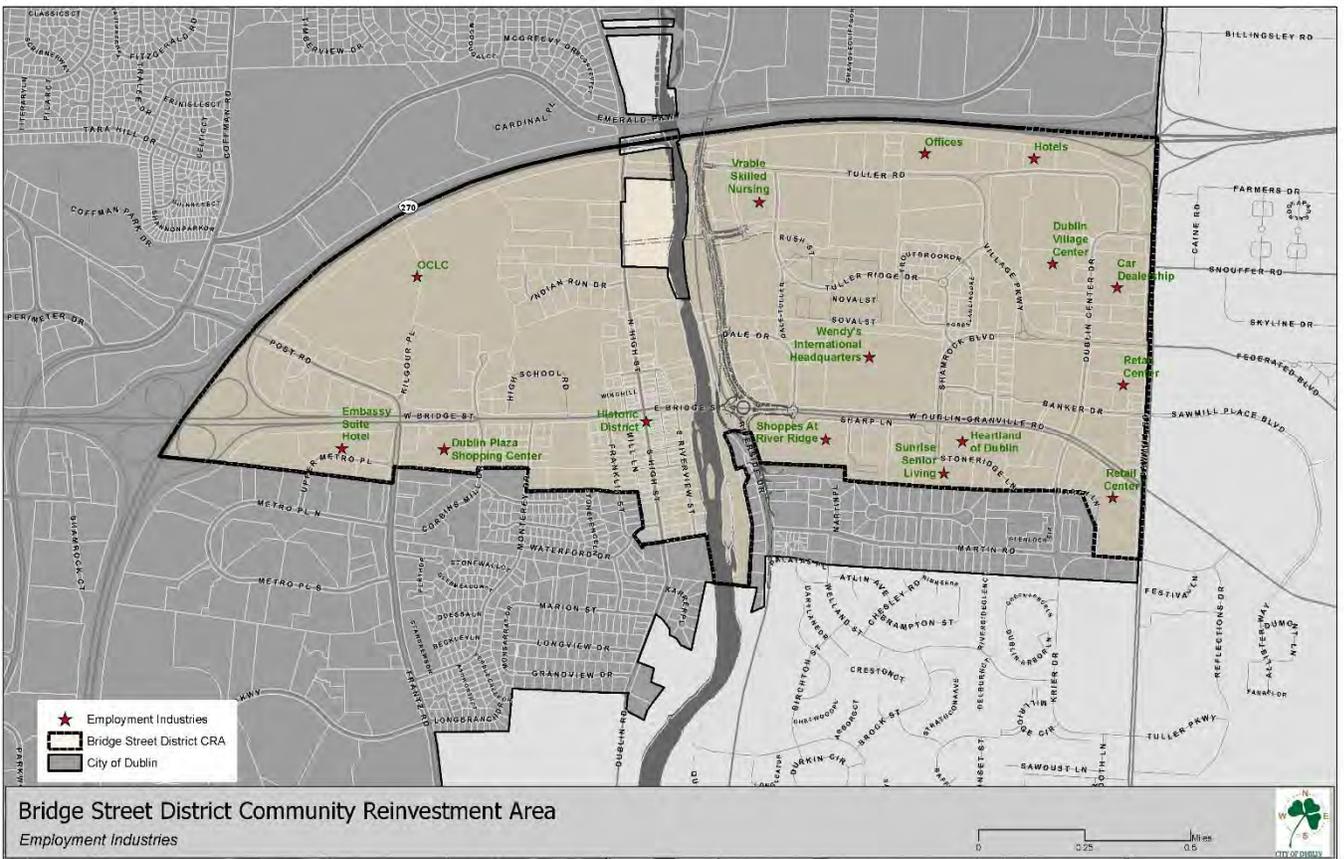
The Bridge Street District CRA contains retail centers, office, and residential portion with the majority being the vacant land that is within close proximity to the Wendy’s International Headquarters. The city has been successful in using its Dublin Entrepreneurial Center to help attract new start-up businesses to grow and diversify the economic base of the city. Map 5 below identifies the key employment industries within the Bridge Street District CRA.

| TABLE 7: MAJOR INDUSTRIES | | | | |
|--|-------------------|----------|------------------|----------|
| Business Summary by NAICS Codes | Businesses | | Employees | |
| | Number | % | Number | % |
| Professional, Scientific & Tech Services | 841 | 17.3 | 6,506 | 16.4 |
| Administrative & Support & Waste Management & Remediation Services | 686 | 14.1 | 3,823 | 9.6 |
| Finance & Insurance | 357 | 7.3 | 3,286 | 8.3 |
| Health Care & Social Assistance | 338 | 6.9 | 3,667 | 9.2 |
| Retail Trade | 322 | 6.6 | 4,150 | 10.5 |
| Real Estate, Rental & Leasing | 239 | 4.9 | 1,376 | 3.5 |
| Other Services (except Public Administration) | 210 | 4.3 | 1,046 | 2.6 |
| Wholesale Trade | 167 | 3.4 | 4,022 | 10.1 |
| Accommodation & Food Services | 161 | 3.3 | 2,374 | 6.0 |
| Construction | 147 | 3.0 | 808 | 2.0 |
| Food Services & Drinking Places | 135 | 2.8 | 1,906 | 4.8 |
| Securities, Commodity Contracts & Other Financial Investments & Other Related Activities | 134 | 2.8 | 633 | 1.6 |
| Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles | 131 | 2.7 | 1,467 | 3.7 |
| Manufacturing | 122 | 2.5 | 3,050 | 7.7 |
| Educational Services | 108 | 2.2 | 1,549 | 3.9 |
| Information | 95 | 2.0 | 1,956 | 4.9 |
| Central Bank/Credit Intermediation & Related Activities | 92 | 1.9 | 1,186 | 3.0 |
| Legal Services | 85 | 1.7 | 328 | 0.8 |
| Arts, Entertainment & Recreation | 67 | 1.4 | 545 | 1.4 |
| Miscellaneous Store Retailers | 61 | 1.3 | 251 | 0.6 |
| Clothing & Clothing Accessories Stores | 58 | 1.2 | 501 | 1.3 |
| Transportation & Warehousing | 53 | 1.1 | 598 | 1.5 |
| Health & Personal Care Stores | 36 | 0.7 | 441 | 1.1 |
| Motor Vehicle & Parts Dealers | 33 | 0.7 | 359 | 0.9 |
| Food & Beverage Stores | 27 | 0.6 | 360 | 0.9 |
| Management of Companies & Enterprises | 26 | 0.5 | 53 | 0.1 |
| Accommodation | 26 | 0.5 | 468 | 1.2 |
| Automotive Repair & Maintenance | 26 | 0.5 | 235 | 0.6 |

TABLE 7: MAJOR INDUSTRIES

| Business Summary by NAICS Codes | Businesses | | Employees | |
|---|--------------|--------------|---------------|--------------|
| | Number | % | Number | % |
| Sport Goods, Hobby, Book, & Music Stores | 25 | 0.5 | 198 | 0.5 |
| Agriculture, Forestry, Fishing & Hunting | 23 | 0.5 | 37 | 0.1 |
| Electronics & Appliance Stores | 23 | 0.5 | 125 | 0.3 |
| Furniture & Home Furnishings Stores | 20 | 0.4 | 75 | 0.2 |
| Non-store Retailers | 20 | 0.4 | 1,540 | 3.9 |
| Public Administration | 19 | 0.4 | 544 | 1.4 |
| Building Material & Garden Equipment & Supplies Dealers | 10 | 0.2 | 179 | 0.5 |
| Utilities | 9 | 0.2 | 83 | 0.2 |
| Mining | 5 | 0.1 | 201 | 0.5 |
| Gasoline Stations | 5 | 0.1 | 23 | 0.1 |
| General Merchandise Stores | 4 | 0.1 | 98 | 0.2 |
| Unclassified Establishments | 870 | 17.9 | 8 | 0.0 |
| Totals | 4,865 | 100.0 | 39,682 | 100.0 |

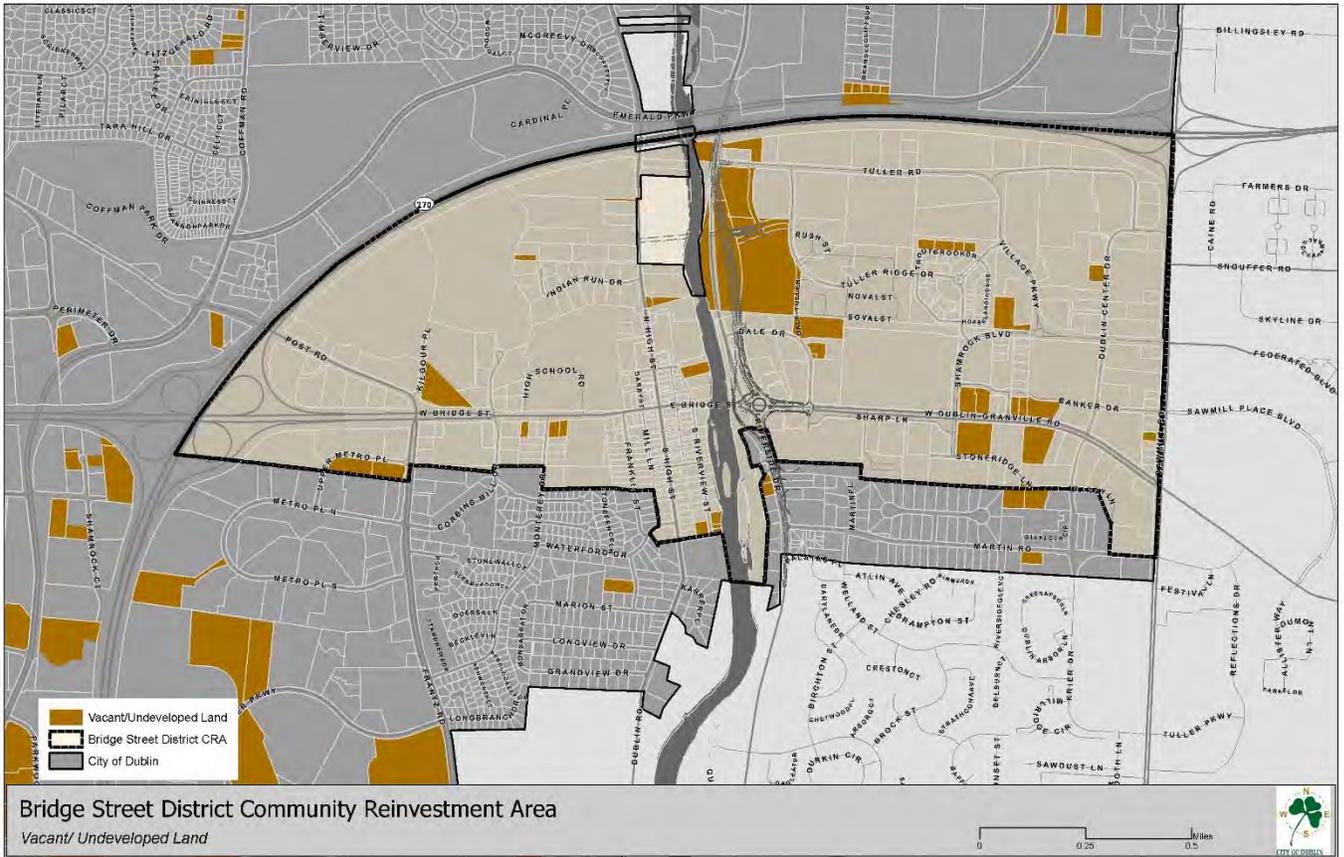
Table 7- Business Summary



Vacant Land

Map 6 shows the vacant/ undeveloped land located throughout the City of Dublin. The amount of vacant land is relatively scarce in the central node of the city with the exception of several areas within the proposed CRA (Map 5)

The map data is based on the 2012 Franklin County Auditor parcels land use codes, since then several projects have been approved and under construction, especially closer to the city's fringe.



Map 6- Bridge Street District Vacant/Undeveloped Land



Map 7- Vacant/ Undeveloped Land

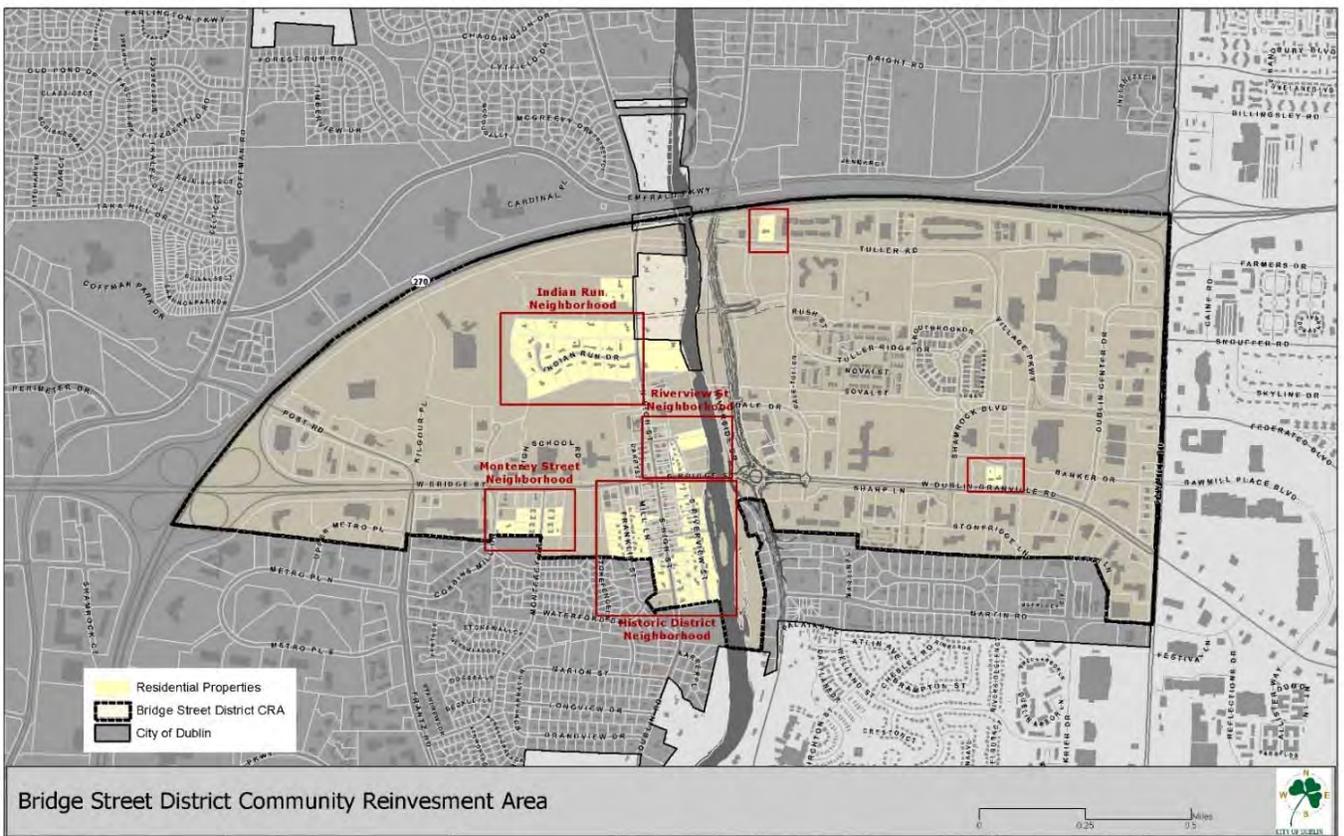
Residential Properties

There are about 104 single and two-family residential properties in the Bridge Street District Community Reinvestment Area. (Map 8) Some of the residential properties are within established neighborhoods, such as the Indian Run neighborhood, and have been reasonably well maintained over the years. Several residential properties in the Historic District have also been maintained and currently in good condition.

However, several properties are showing signs of distress. As mentioned earlier, six of such houses are located on the North Riverview Street, and had been previously approved for demolition pending approval of new development. Other residential properties showing signs of distress within the proposed CRA are along Monterey Street, which is south of West Bridge Street. The City of Dublin’s code enforcement officers have initiated several violations and/or evacuation notices for some of these properties due to deterioration and general lack of reinvestment. The following survey lists the houses that are in either poor condition or have not been maintained over the years.

In addition to single and two-family residential, the Bridge Street District Community Reinvestment Area also includes two apartment complexes, two condominium complexes, and a senior housing building.

Appendix A lists all the single and two family residential properties in Bridge Street District Community Reinvestment Area.



Map 8- Residential Properties

Riverview Street Neighborhood:

62 N RIVERVIEW STREET



| | |
|--|---|
| Owner | B E T Investments I LLC |
| Address | 62 N Riverview St, Dublin OH 43017 |
| Site Area | 0.619 Acre |
| Current Value | \$272,200 |
| Year Built | 1900 |
| Total Sq Footage | 2,040 |
| Condition | Average- peeling paint |
| Violations | None recorded |
| Investments | None recorded |
| Franklin County Auditors Current Evaluation | Land- \$92,000; Improvements- \$179,600; Total- \$272,200 |

53 N RIVERVIEW ST



| | |
|--|---|
| Owner | Coffman Company LTD |
| Address | 53 N Riverview St, Dublin OH 43017 |
| Site Area | 0.114 Acre |
| Current Value | \$141,600 |
| Year Built | 1932 |
| Total Sq Footage | 936 |
| Condition | Average |
| Violations | None Recorded. |
| Investments | |
| Franklin County Auditors Current Evaluation | Improvements- \$94,100 Land- \$47,500; |

:

45 N RIVERVIEW STREET



| | |
|---|--|
| Owner | B E T Investments I LLC |
| Address | 45 N Riverview St, Dublin OH 43017 |
| Site Area | 0.119 Acre |
| Current Value | \$124,200 |
| Year Built | 1900 |
| Total Sq Footage | 904 |
| Architecture | 8" wood lap siding, standing seam metal roof, Gabel Ell with shed and addition to rear. |
| Condition | Poor |
| Violations | Notice of Building Code Violation dated December 12, 2014 to vacate the property due to deterioration |
| Investments | None Recorded. A demolition permit was issued by the Architectural Review Board in 2012. Since then no action has been taken. The permit is now expired. |
| Franklin County Auditors Current Evaluation | Land- \$45,200 Improvements- \$79,000 Total- \$124,200 |

37 N RIVERVIEW ST



| | |
|--|---|
| Owner | B E T Investments LLC |
| Address | 37 N Riverview St, Dublin OH 43017 |
| Site Area | 0.163 Acre |
| Current Value | \$150,300 |
| Year Built | 1890 |
| Total Sq Footage | 624 |
| Condition | Average |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$54,600; Improvements- \$95,700 |

27 N RIVERVIEW ST



| | |
|--|---|
| Owner | Coffman Company LTD |
| Address | 27 N Riverview St, Dublin OH 43017 |
| Site Area | 0.206 Acre |
| Current Value | \$211,300 |
| Year Built | 1890 |
| Total Sq Footage | 1,572 |
| Condition | Good |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$65,800 Improvements- \$145,500 |

17 N RIVERVIEW ST



| | |
|---|---|
| Owner | B E T Investments LLC |
| Address | 17 N Riverview St, Dublin OH 43017 |
| Site Area | 0.180 Acre |
| Current Value | \$209,300 |
| Year Built | 1927 |
| Total Sq Footage | 1,638 |
| Condition | Average- Flaking and peeling paint |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$53,100 Improvements- \$156,200 |

W Dublin Granville Road:

4056 W. DUBLIN GRANVILLE ROAD



| | |
|--|--|
| Owner | EJ Alterations |
| Address | 4056 W. Dublin Granville Rd, Dublin OH 43017 |
| Site Area | 0.532 Acre |
| Current Value | \$149,300 |
| Year Built | 1964 |
| Total Sq Footage | 1,554 |
| Condition | Average |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$145,600 Improvements- \$3,700 |

4070 W. DUBLIN-GRANVILLE ROAD



| | |
|--|--|
| Owner | Donnabelle Scott |
| Address | 4070 W. Dublin-Granville Rd, Dublin OH 43017 |
| Site Area | 0.563 Acre |
| Current Value | \$160,600 |
| Year Built | 1956 |
| Total Sq Footage | 1,271 |
| Condition | Average |
| Violations | Car Parking |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$74,300 Improvements- \$86,300 |

Monterey Street Neighborhood:

49-51 MONTEREY DRIVE



| | |
|--|--|
| Owner | David and Dorothy Manns |
| Address | 49-51 Monterey Dr, Dublin OH 43017 |
| Site Area | 0.609 Acre |
| Current Value | \$92,600 |
| Year Built | 1956 |
| Total Sq Footage | 2,016 |
| Condition | Average |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$16,300 Improvements- \$76,300 |

63-65 MONTEREY DRIVE



| | |
|--|---|
| Owner | David and Dorothy Manns |
| Address | 63-65 Monterey Dr, Dublin OH 43017 |
| Site Area | 0.616 Acre |
| Current Value | \$92,800 |
| Year Built | 1956 |
| Total Sq Footage | 2,016 |
| Condition | Average |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$16,500; Improvements- \$76,300 |

73-75 MONTEREY DRIVE



| | |
|--|---|
| Owner | David and Dorothy Manns |
| Address | 73-75 Monterey Dr, Dublin OH 43017 |
| Site Area | 0.612 Acre |
| Current Value | \$92,400 |
| Year Built | 1956 |
| Total Sq Footage | 2016 |
| Condition | Average |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$16,500; Improvements- \$75,900 |

85-87 MONTEREY DRIVE



| | |
|--|--|
| Owner | David and Dorothy Manns |
| Address | 85-87 Monterey Dr, Dublin OH 43017 |
| Site Area | 0.612 Acre |
| Current Value | \$92,400 |
| Year Built | 1956 |
| Total Sq Footage | 2016 |
| Condition | Average |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$16,500 Improvements- \$75,900 |

48-50 MONTEREY DRIVE



| | |
|--|---|
| Owner | David and Dorothy Manns |
| Address | 48-50 Monterey Dr, Dublin OH 43017 |
| Site Area | 0.503 Acre |
| Current Value | \$93,100 |
| Year Built | 1956 |
| Total Sq Footage | 2016 |
| Condition | Poor |
| Violations | High Grass Weeds, Fascia, soffit and roof in disrepair, Animal cage onsite. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$17,200 Improvements- \$75,900 |

60-62 MONTEREY DRIVE



| | |
|---|---|
| Owner | David and Dorothy Manns |
| Address | 73-75 Monterey Dr, Dublin OH 43017 |
| Site Area | 0.48 Acre |
| Current Value | \$92,100 |
| Year Built | 1956 |
| Total Sq Footage | 2016 |
| Condition | Average. Cracked and peeling paint. Fascia, door and roof in disrepair. |
| Violations | None Recorded. |
| Investments | None Recorded. |
| Franklin County Auditors Current Evaluation | Land- \$16,200 Improvements- \$75,900 |

Section 2: Maps (Attachment E)



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Attachment E-1



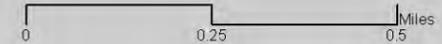
Bridge Street District Community Reinvestment Area



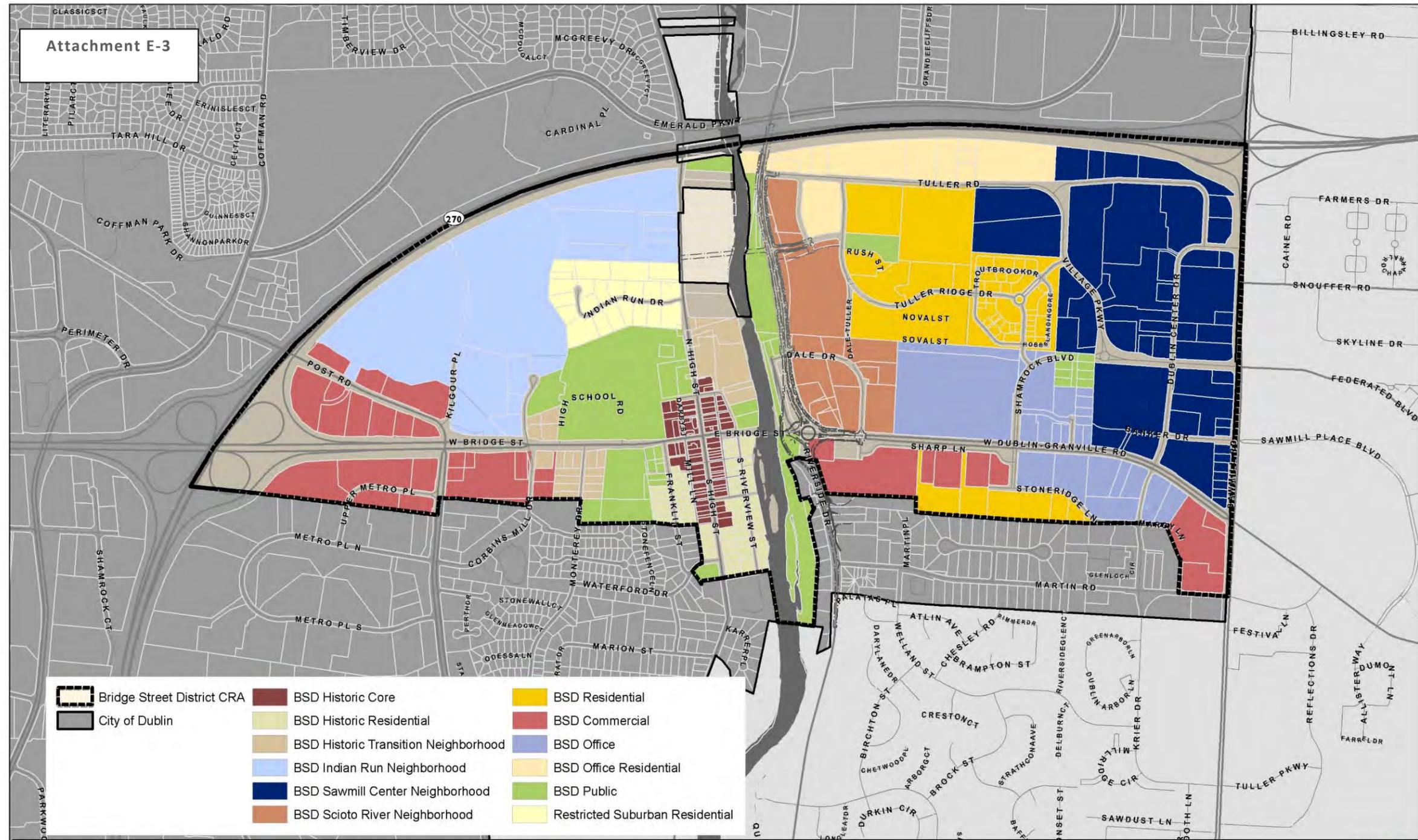
Attachment E-2



Bridge Street District Community Reinvestment Area



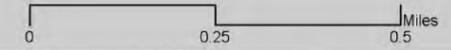
Attachment E-3



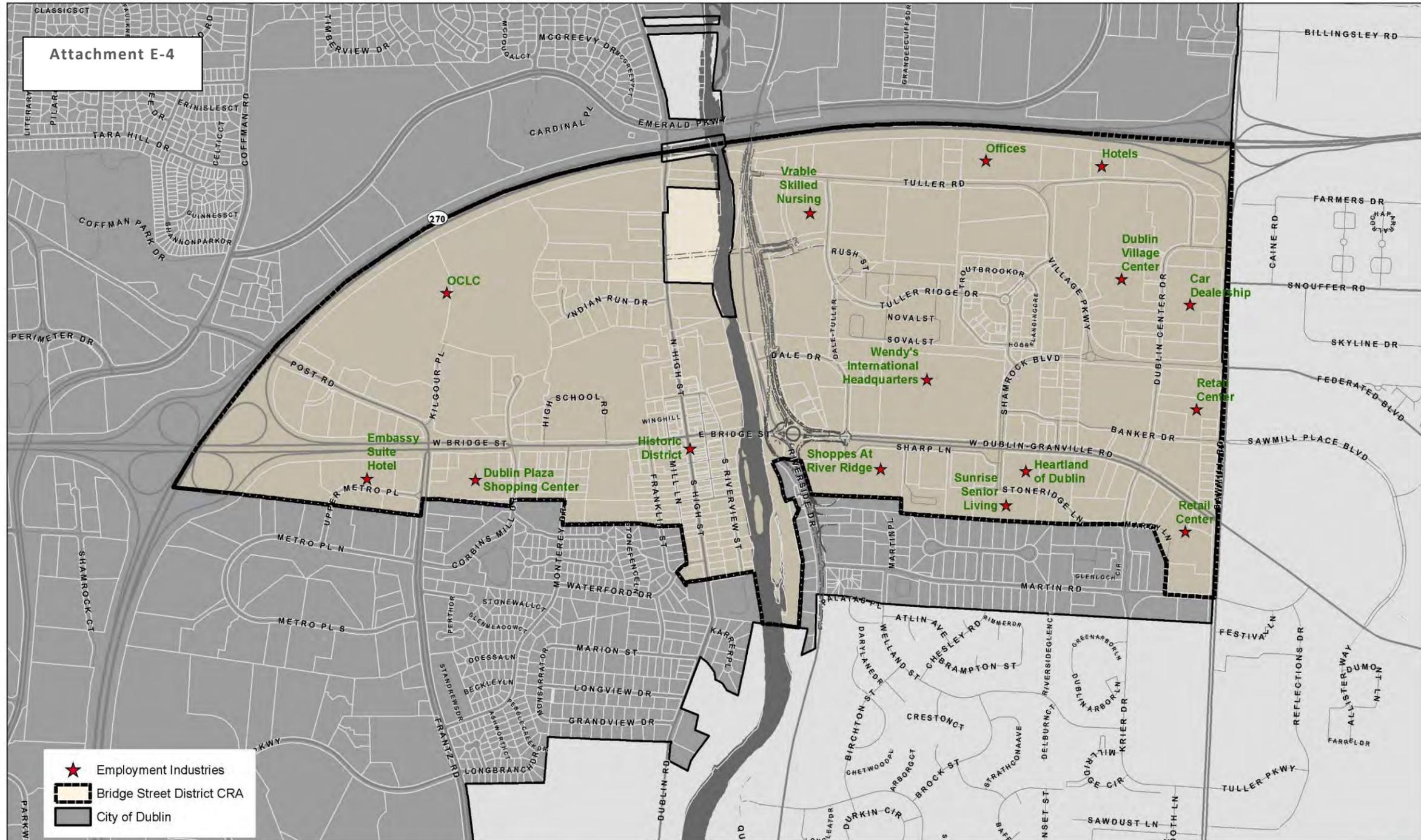
- Bridge Street District CRA
- City of Dublin
- BSD Historic Core
- BSD Historic Residential
- BSD Historic Transition Neighborhood
- BSD Indian Run Neighborhood
- BSD Sawmill Center Neighborhood
- BSD Scioto River Neighborhood
- BSD Residential
- BSD Commercial
- BSD Office
- BSD Office Residential
- BSD Public
- Restricted Suburban Residential

Bridge Street District Community Reinvestment Area

Bridge Street District Zoning



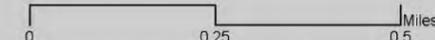
Attachment E-4



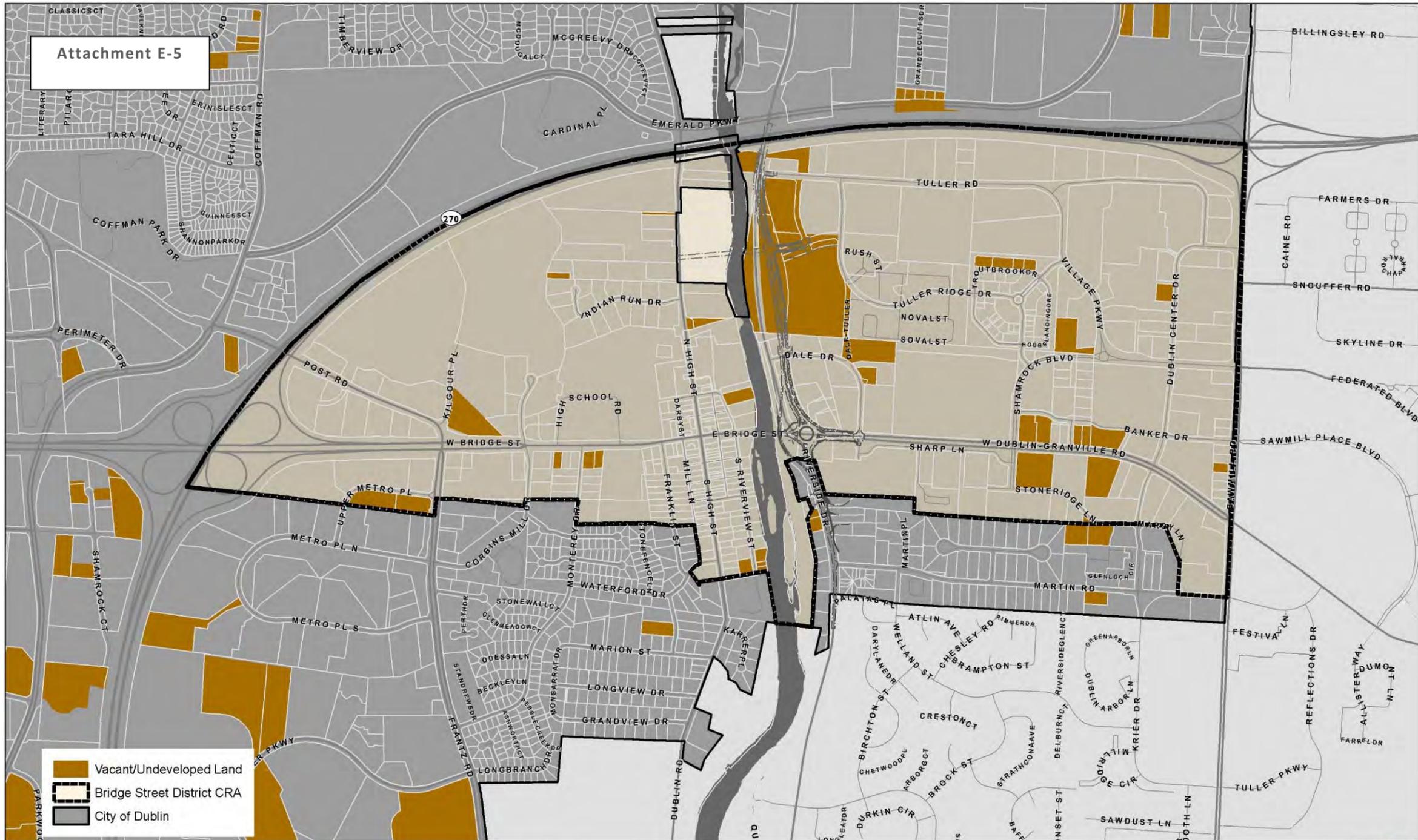
- ★ Employment Industries
- ▬ Bridge Street District CRA
- City of Dublin

Bridge Street District Community Reinvestment Area

Employment Industries

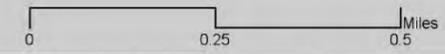


Attachment E-5



Bridge Street District Community Reinvestment Area

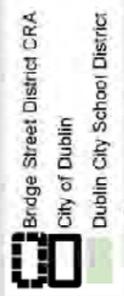
Vacant/ Undeveloped Land



Attachment E-6



Bridge Street District Community Reinvestment Area
Dublin City School District





Section 3: Appendix



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Appendix A: Housing Units in Bridge Street District Community Reinvestment Area

| PID | Address | Owner | Site Area | Land Value | Improvements Value | Total Value | Year Built | Total Sq. Footage | Violations |
|-----------|--------------------------------|---------------------------|-----------|------------|--------------------|-------------|------------|-------------------|---|
| 273000013 | 73 South Riverview Street | Ruth Filby | 0.259 | \$69,200 | \$152,600 | \$221,800 | 1936 | 1,798 | 6/25/01 - Misc. Complaint, 7/27/00 - Vehicle Violation |
| 273000015 | 143 South High Street | Norika Iemoto Stevens | 0.247 | \$36,900 | \$59,400 | \$96,300 | OLD | 1,299 | 7/09/01 - Misc. Complaint, 6/25/01 - Misc. Complaint |
| 273000019 | 97 South Riverview Street | 97 South Riverview LLC | 0.264 | \$70,300 | \$61,500 | \$131,800 | 1875 | 1,332 | 7/09/01 - Misc. Complaint, 6/25/01 - Misc. Complaint, 2/05/01 - Vehicle Violation |
| 273000032 | 27 North Riverview Street | Coffman Company LTD | 0.206 | \$65,800 | \$145,500 | \$211,300 | 1890 | 1,572 | NA |
| 273000033 | 84 South Riverview Street | Kathleen Bryan | 0.191 | \$118,600 | \$212,400 | \$331,000 | 1953 | 1,779 | 9/23/03 - Misc. Complaint |
| 273000039 | 63 South Riverview Street | Kristin Anderson | 0.248 | \$69,200 | \$244,800 | \$314,000 | 1820 | 2,606 | 11/19/03 - Misc. Complaint, 6/25/01 - Misc. Complaint |
| 273000042 | 37 North Riverview Street | B E T Investments LLC | 0.163 | \$54,600 | \$95,700 | \$150,300 | 1890 | 624 | 7/03/01 - Misc. Complaint, 6/25/01 - Misc. Complaint |
| 273000045 | 61 South Riverview Street | Ryan Swinehart | 0.128 | \$34,500 | \$136,100 | \$170,600 | 1894 | 1,280 | NA |
| 273000046 | 167 South High Street | Robert Karrer | 0.726 | \$88,800 | \$171,400 | \$260,200 | 1897 | 2,547 | NA |
| 273000047 | 19 South Riverview Street | Herbert and Leona | 0.257 | \$75,200 | \$208,600 | \$283,800 | 1880 | 2,252 | NA |
| 273000048 | 55 South Riverview Street | Jeffrey and Marla Leonard | 0.397 | \$88,200 | \$276,900 | \$365,100 | OLD | 3,020 | 6/25/01 - Misc. Complaint |
| 273000049 | 190 Indian Run Drive | City of Dublin | 0.6 | \$51,300 | \$0 | \$51,300 | n/a | n/a | NA |
| 273000059 | 110-112 South Riverview Street | JC Land Company LTD | 0.345 | \$144,900 | \$133,300 | \$278,200 | 1966 | 3,209 | NA |
| 273000060 | 109 South Riverview Street | Gregory and Carey Schmitt | 0.735 | \$109,200 | \$368,900 | \$478,100 | OLD | 3,793 | 8/13/03 - Vehicle Violation, 7/09/01 - Misc. Complaint, 6/25/01 - Misc. Complaint, 7/27/00 - Trash & Debris |
| 273000067 | 158 South High Street | Joanna Eger | 0.406 | \$57,200 | \$70,800 | \$128,000 | 1853 | 955 | NA |

BRIDGE STREET DISTRICT COMMUNITY REINVESTMENT AREA

| PID | Address | Owner | Site Area | Land Value | Improvements Value | Total Value | Year Built | Total Sq. Footage | Violations |
|-----------|----------------------------|---|-----------|------------|--------------------|-------------|------------|-------------------|---|
| 273000068 | 40 North Blacksmith Lane | B E T Investments LLC | 0.312 | \$79,300 | \$173,400 | \$252,700 | 1921 | 1,740 | NA |
| 273000073 | 45 North Riverview Street | B E T Investments LLC | 0.117 | \$45,200 | \$79,000 | \$124,200 | 1900 | 904 | 7/03/01 - Misc. Complaint |
| 273000078 | 156 South High Street | Joanna Eger | 0.237 | \$34,100 | \$138,700 | \$172,800 | 1850 | 1,637 | NA |
| 273000079 | 25 South Riverview Street | Timothy Castray | 0.259 | \$69,200 | \$179,900 | \$249,100 | 1900 | 1,722 | NA |
| 273000080 | 37 South Riverview Street | Brion Jones and Kathleen Lannan | 0.277 | \$69,200 | \$283,800 | \$353,000 | 1833 | 2,182 | 2/05/01 - Vehicle Violation, 2/05/01 - Vehicle Violation |
| 273000081 | 195 South Riverview Street | William and Vicki Easterday | 0.584 | \$117,400 | \$245,000 | \$362,400 | 1979 | 2,154 | NA |
| 273000083 | 181 South High Street | Herbert and Kathy Ligocki | 0.397 | \$47,100 | \$254,300 | \$301,400 | 1967 | 2,754 | NA |
| 273000090 | 137 South Riverview Street | Jay and Jennifer Schwanke | 0.461 | \$96,700 | \$211,500 | \$308,200 | OLD | 2,032 | 6/25/01 - Misc. Complaint |
| 273000091 | 129 South Riverview Street | Steven Rudy | 0.263 | \$55,600 | \$105,800 | \$161,400 | 1850 | 1,200 | NA |
| 273000092 | 63 South High Street | Joyce Richards | 0.259 | \$184,100 | \$50,400 | \$234,500 | 1900 | 1,134 | NA |
| 273000098 | 53 North Riverview Street | Coffman Company LTD | 0.114 | \$47,500 | \$94,100 | \$141,600 | 1932 | 936 | 7/11/01 - Misc. Complaint |
| 273000106 | 155 South High Street | Elizabeth Whisler and Thomas Heinmiller | 0.255 | \$36,900 | \$116,800 | \$153,700 | 1926 | 1,844 | NA |
| 273000107 | 17 North Riverview Street | B E T Investments LLC | 0.18 | \$53,100 | \$156,200 | \$209,300 | 1927 | 1,638 | NA |
| 273000109 | 40-42 Franklin Street | Rayne Schultheis | 0.194 | \$30,200 | \$97,900 | \$128,100 | 1953 | 1,580 | NA |
| 273000118 | 143 South Riverview Street | Ann Murnane | 0.215 | \$68,900 | \$81,600 | \$150,500 | 1949 | 1,140 | NA |
| 273000121 | 56 Franklin Street | Todd Carpenter | 0.366 | \$48,600 | \$163,400 | \$212,000 | 1952 | 2,510 | 6/25/01 - Misc. Complaint |
| 273000123 | 60 Franklin Street | Jeffrey Bolyard | 0.349 | \$48,600 | \$145,800 | \$194,400 | 1957 | 1,682 | 4/04/01 - Landscape Inspection |
| 273000125 | 80 Franklin Street | Alan and Mary Szuter | 0.352 | \$48,600 | \$159,500 | \$208,100 | 1960 | 1,346 | NA |
| 273000126 | 75 Franklin Street | Michael and Melanie Streng | 0.375 | \$49,100 | \$147,200 | \$147,200 | 1948 | 1,510 | NA |

BRIDGE STREET DISTRICT COMMUNITY REINVESTMENT AREA

| PID | Address | Owner | Site Area | Land Value | Improvements Value | Total Value | Year Built | Total Sq. Footage | Violations |
|-----------|----------------------------|---------------------------------|-----------|------------|--------------------|-------------|------------|-------------------|--|
| 273000127 | 86 Franklin Street | Kimberly Fladt | 0.359 | \$48,600 | \$146,200 | \$194,800 | 1961 | 1,656 | 4/04/01 - Landscape Inspection |
| 273000128 | 85 Franklin Street | Aaron and Allanya Frank | 0.387 | \$49,100 | \$159,300 | \$208,400 | 1971 | 1,776 | NA |
| 273000129 | 94 Franklin Street | William and Kathryn Levering | 0.352 | \$43,000 | \$106,200 | \$149,200 | 1950 | 1,210 | NA |
| 273000130 | 95 Franklin Street | Afran Midani | 0.377 | \$43,300 | \$153,700 | \$197,000 | 1972 | 2,113 | NA |
| 273000131 | 100 Franklin Street | Ruth Moffitt | 0.356 | \$43,000 | \$140,500 | \$183,500 | 1962 | 1,611 | NA |
| 273000132 | 105 Franklin Street | Pauline Johnson | 0.387 | \$36,900 | \$130,700 | \$167,600 | 1953 | 1,921 | NA |
| 273000133 | 126 Franklin Street | Eric and Lucy Pickering | 0.439 | \$55,000 | \$156,200 | \$211,200 | 1949 | 1,493 | 4/04/01 - Landscape Inspection |
| 273000134 | 105 Franklin Street | Pauline Johnson | 0.366 | \$36,900 | \$0 | \$36,900 | n/a | n/a | NA |
| 273000135 | Franklin Street | Eric and Lucy Pickering | 0.396 | \$37,700 | \$0 | \$37,700 | n/a | n/a | NA |
| 273000136 | 123 Franklin Street | Johnny and Amy Hall | 0.39 | \$54,100 | \$85,400 | \$139,500 | 1940 | 970 | NA |
| 273000139 | 170 South Riverview Street | Denise King | 0.504 | \$139,800 | \$172,300 | \$312,100 | 1960 | 1,651 | NA |
| 273000141 | 179 South Riverview Street | Charles Weber | 0.366 | \$79,300 | \$208,000 | \$287,300 | 1997 | 2,031 | NA |
| 273000144 | 185 South Riverview Street | Richard Weber | 0.374 | \$72,600 | \$82,700 | \$155,300 | 1960 | 1,296 | NA |
| 273000210 | 48-50 Monterey Drive | David and Dorothy Manns | 0.503 | \$17,200 | \$75,900 | \$93,100 | 1,956 | 2,016 | NA |
| 273000211 | 60-62 Monterey Drive | David and Dorothy Manns | 0.48 | \$16,200 | \$75,900 | \$92,100 | 1956 | 2,016 | NA |
| 273000212 | 70 Monterey Drive | Monterey Property Holdings, LTD | 0.469 | \$13,000 | \$0 | \$13,000 | n/a | n/a | NA |
| 273000213 | 84 Monterey Drive | Monterey Property Holdings, LTD | 0.469 | \$13,000 | \$0 | \$13,000 | n/a | n/a | NA |
| 273000214 | 85-87 Monterey Drive | David and Dorothy Manns | 0.612 | \$16,500 | \$75,900 | \$92,400 | 1956 | 2,016 | 11/24/03 - Misc. Complaint |
| 273000215 | 73-75 Monterey Drive | David and Dorothy Manns | 0.612 | \$16,500 | \$75,900 | \$92,400 | 1956 | 2,016 | NA |
| 273000216 | 63-65 Monterey Drive | David and Dorothy Manns | 0.616 | \$16,500 | \$76,300 | \$92,800 | 1956 | 2,016 | 12/03/03 - Trash & Debris, 5/06/03 - Weed Violation, 1/03/03 - Misc. Complaint |

BRIDGE STREET DISTRICT COMMUNITY REINVESTMENT AREA

| PID | Address | Owner | Site Area | Land Value | Improvements Value | Total Value | Year Built | Total Sq. Footage | Violations |
|-----------|---------------------------------|----------------------------------|-------------|------------|--------------------|-------------|------------|-------------------|--|
| 273000217 | 49-51 Monterey Drive | David and Dorothy Manns | 0.609 acres | \$16,300 | \$76,300 | \$92,600 | 1956 | 2,016 | 7/31/00 - Vehicle Violation |
| 273000256 | 83 South Riverview Street | David and Donna Hahm | 0.267 | \$71,300 | \$205,900 | \$277,200 | 1824 | 1,855 | NA |
| 273000258 | 64 Corbins Mill Drive | Merlin and Cynthia Moon | 1.114 | \$80,600 | \$139,400 | \$220,000 | 1960 | 1,665 | NA |
| 273000262 | 64 South Riverview Street | Joseph and Judy Rigsby | 0.167 | \$99,300 | \$404,100 | \$503,400 | 1995 | 3,992 | NA |
| 273000271 | 6716 Dublin Road | City of Dublin | 1.419 | \$133,500 | \$368,000 | \$501,500 | 1972 | 3,156 | NA |
| 273000286 | South Riverview Street | 97 South Riverview LLC | 0.133 | \$60,700 | \$0 | \$60,700 | n/a | n/a | NA |
| 273000315 | 56 South Riverview Street | Lynne Jenkins | 0.313 | \$182,700 | \$207,000 | \$389,700 | 1978 | 2,132 | NA |
| 273000415 | 180 South Riverview Street | Deanna Dyas | 0.452 | \$171,400 | \$110,100 | \$281,500 | 1957 | 1,120 | 7/03/01 - Misc. Complaint |
| 273001684 | 76 South Riverview Street | David and Elizabeth Larson | 0.178 | \$109,900 | \$271,300 | \$381,200 | 1988 | 2,262 | NA |
| 273002892 | 6809 Dublin Road | Douglas and Kerry Sobeieski | 1.527 | \$80,200 | \$198,200 | \$278,400 | 1953 | 2,390 | NA |
| 273002893 | 6805 Dublin Road | Jonathan Smith | 1.3 | \$78,000 | \$121,600 | \$199,600 | 1953 | 1,443 | NA |
| 273002897 | 6809 Dublin Road | Douglas and Kerry Sobeieski | 0.292 | \$3,700 | \$0 | \$3,700 | n/a | n/a | NA |
| 273005564 | 62 North Riverview Street | Riverview Street Investments LTD | 1.176 | \$129,600 | \$0 | \$129,600 | n/a | n/a | NA |
| 273005565 | 62 North Riverview Street | B E T Investments LLC | 0.593 | \$92,600 | \$179,600 | \$272,200 | 1900 | 2,040 | NA |
| 273008304 | 4070 Dublin Granville Road | Donnabelle Scott | 0.563 | \$74,300 | \$86,300 | \$160,600 | 1956 | 1,271 | NA |
| 273008305 | 4056 Dublin Granville Road | EJ Alterations | 0.532 | \$145,600 | \$3,700 | \$149,300 | 1964 | 1,554 | 5/19/03 - Vehicle Violation, Weed Violation - 6/10/02, 5/03/02, 7/23/01, 5/22/01 |
| 273008306 | Dublin Granville Road | Sri Ratnaraj Jewelers LLC | 0.529 | \$103,800 | \$0 | \$103,800 | n/a | n/a | NA |
| 273008307 | 4012 West Dublin Granville Road | Sri Ratnaraj Jewelers LLC | 0.554 | \$108,700 | \$0 | \$108,700 | n/a | n/a | NA |

BRIDGE STREET DISTRICT COMMUNITY REINVESTMENT AREA

| PID | Address | Owner | Site Area | Land Value | Improvements Value | Total Value | Year Built | Total Sq. Footage | Violations |
|-----------|--------------------------|-----------------------------|-----------|------------|--------------------|-------------|------------|-------------------|---|
| 273008908 | 4444 Tuller Road | David and Joellen Thomas | 1.49 | \$177,800 | \$38,400 | \$216,200 | 1964 | 2,672 | NA |
| 273009732 | 170 South High Street | Doru and Pamela Stefanescu | 0.254 | \$45,100 | \$0 | \$45,100 | n/a | n/a | NA |
| 273009733 | 182 South High Street | Pamela Stefanescu | 0.348 | \$57,800 | \$742,800 | \$800,600 | 1920 | 4,401 | 6/25/01 - Misc. Complaint |
| 273009734 | 190 South High Street | Michael and Janice Carroll | 0.357 | \$61,500 | \$799,600 | \$861,100 | 2005 | 3,334 | NA |
| 273010207 | 134 Riverview Street | Paula Engram | 0.474 | \$38,400 | \$166,000 | \$204,400 | 1978 | 1,291 | 2/05/01 - Vehicle Violation |
| 273010405 | 6555 Dublin Center Drive | Benchmark Development Group | 1.982 | \$699,600 | \$0 | \$699,600 | n/a | n/a | Misc. Complaint - 5/02/03, 5/05/03, 5/05/03, 4/21/03, 3/18/03, 8/23/02, 7/08/02, 5/01/02, 7/28/00, Landscape Inspection - 3/17/03, Weed Violation - 5/15/03 |
| 273010751 | 6717 Dublin Road | Kent and Susan Kinzer | 1.021 | \$32,800 | \$122,800 | \$155,600 | 1976 | 1,084 | NA |
| 273010752 | 6729 Dublin Road | Thomas Munhall | 1.648 | \$103,400 | \$336,600 | \$440,000 | 1860 | 5,015 | NA |
| 273010753 | 6725 Dublin Road | Scott and Marie Franklin | 2.508 | \$91,400 | \$190,900 | \$282,300 | 1952 | 1,970 | NA |
| 273010754 | Dublin Road | Kent and Susan Kinzer | 0.454 | \$14,400 | \$0 | \$14,400 | n/a | n/a | NA |
| 273010755 | 6721 Dublin Road | Margaret Kinzer | 2.068 | \$83,700 | \$84,600 | \$168,300 | 1955 | 1,200 | NA |
| 273010756 | 20 Indian Run Drive | Luis and Stacy Pagan | 1.042 | \$79,600 | \$211,300 | \$290,900 | 1960 | 2,611 | NA |
| 273010757 | 50 Indian Run Drive | Paula Dew | 1.049 | \$81,400 | \$248,100 | \$329,500 | 1960 | 2,379 | NA |
| 273010758 | 90 Indian Run Drive | Dominic and Heather Zerbi | 1.016 | \$79,800 | \$266,300 | \$346,100 | 1963 | 2,005 | NA |
| 273010759 | 110 Indian Run Drive | Dennis and Billie Meadors | 0.73 | \$69,100 | \$349,000 | \$418,100 | 1963 | 3,072 | NA |
| 273010760 | 140 Indian Run Drive | Joseph and Sandra Connors | 0.909 | \$64,700 | \$194,000 | \$258,700 | 1963 | 1,918 | NA |
| 273010761 | 180 Indian Run Drive | Joe Lambert and Loanne Blum | 0.855 | \$73,200 | \$196,400 | \$269,000 | 1962 | 2,118 | NA |
| 273010762 | 230 Indian Run Drive | Timothy and Tricia Springer | 0.74 | \$72,600 | \$261,000 | \$333,600 | 1962 | 2,585 | NA |

BRIDGE STREET DISTRICT COMMUNITY REINVESTMENT AREA

| PID | Address | Owner | Site Area | Land Value | Improvements Value | Total Value | Year Built | Total Sq. Footage | Violations |
|------------|-----------------------|-------------------------------|-----------|------------|--------------------|-------------|------------|-------------------|------------|
| 273010763 | 235 Indian Run Drive | James and Joanne Hartley | 1.24 | \$70,000 | \$310,000 | \$380,000 | 1971 | 3,089 | NA |
| 273010764 | 215 Indian Run Drive | George Saliaris | 0.996 | \$73,800 | \$256,500 | \$330,300 | 1963 | 2,690 | NA |
| 273010765 | 195 Indian Run Drive | Royce and Royce LLC | 0.936 | \$74,400 | \$191,700 | \$266,100 | 1969 | 1,733 | NA |
| 273010766 | 175 Indian Run Drive | Harriet Maurer | 2.342 | \$86,400 | \$212,000 | \$298,400 | 1957 | 2,388 | NA |
| 273010767 | 165 Indian Run Drive | Parker Jarvis | 1.079 | \$69,500 | \$165,300 | \$234,800 | 1952 | 1,848 | NA |
| 273010768 | 135 Indian Run Drive | Parker Jarvis | 1.241 | \$74,300 | \$228,800 | \$303,100 | 1963 | 2,744 | NA |
| 273010770 | 81 Indian Run Drive | Paul Brown and Tracy Graver | 0.987 | \$70,700 | \$178,100 | \$248,800 | 1959 | 1,884 | NA |
| 273010771 | 41 Indian Run Drive | Robert and Pamela Goldfleisch | 1.013 | \$71,200 | \$303,200 | \$374,400 | 1966 | 3,370 | NA |
| 273010772 | 21 Indian Run Drive | Leslie and Garrick Daft | 1.506 | \$101,200 | \$220,800 | \$322,000 | 1958 | 2,128 | NA |
| 273011175 | Short Street | Thomas McDowell | 0.653 | \$100,500 | \$0 | \$100,500 | n/a | n/a | NA |
| 273012300 | 200 South High Street | Tackett Custom Carpentry | 0.324 | \$49,500 | \$0 | \$49,500 | n/a | n/a | NA |
| 273012301 | 224 South High Street | Timothy and Angela Greenhalgh | 0.435 | \$74,500 | \$213,600 | \$288,100 | 1932 | 2,375 | NA |
| 273012592 | 190 North High Street | City of Dublin | 3.543 | \$298,300 | \$129,900 | \$428,200 | 1953 | 1,751 | NA |
| 2730010769 | 101 Indian Run Drive | James and Laura Shumaker | 0.997 | \$70,000 | \$218,200 | \$288,200 | 1959 | 2,570 | NA |



Department of Development
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April, 2015