



City of Dublin

Office of the City Manager
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Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: June 25, 2020
Initiated By: Matthew L. Stiffler, Director of Finance
Re: Tax Increment Financing Performance Review

Background

The City's Tax Increment Financing (TIF) Districts are reviewed annually as part of the Tax Increment Review Council (TIRC) process. The purpose of this performance review with the Finance Committee will be to provide additional details as compared to the TIRC process including the fund balances, current and future purposes of the City's TIF districts as well as a more targeted discussion on how the City's TIF districts support the City's Capital Improvement Plan.

For ease of reference, attached to this memo is some additional information previously distributed to the TIRC.

Recommendation

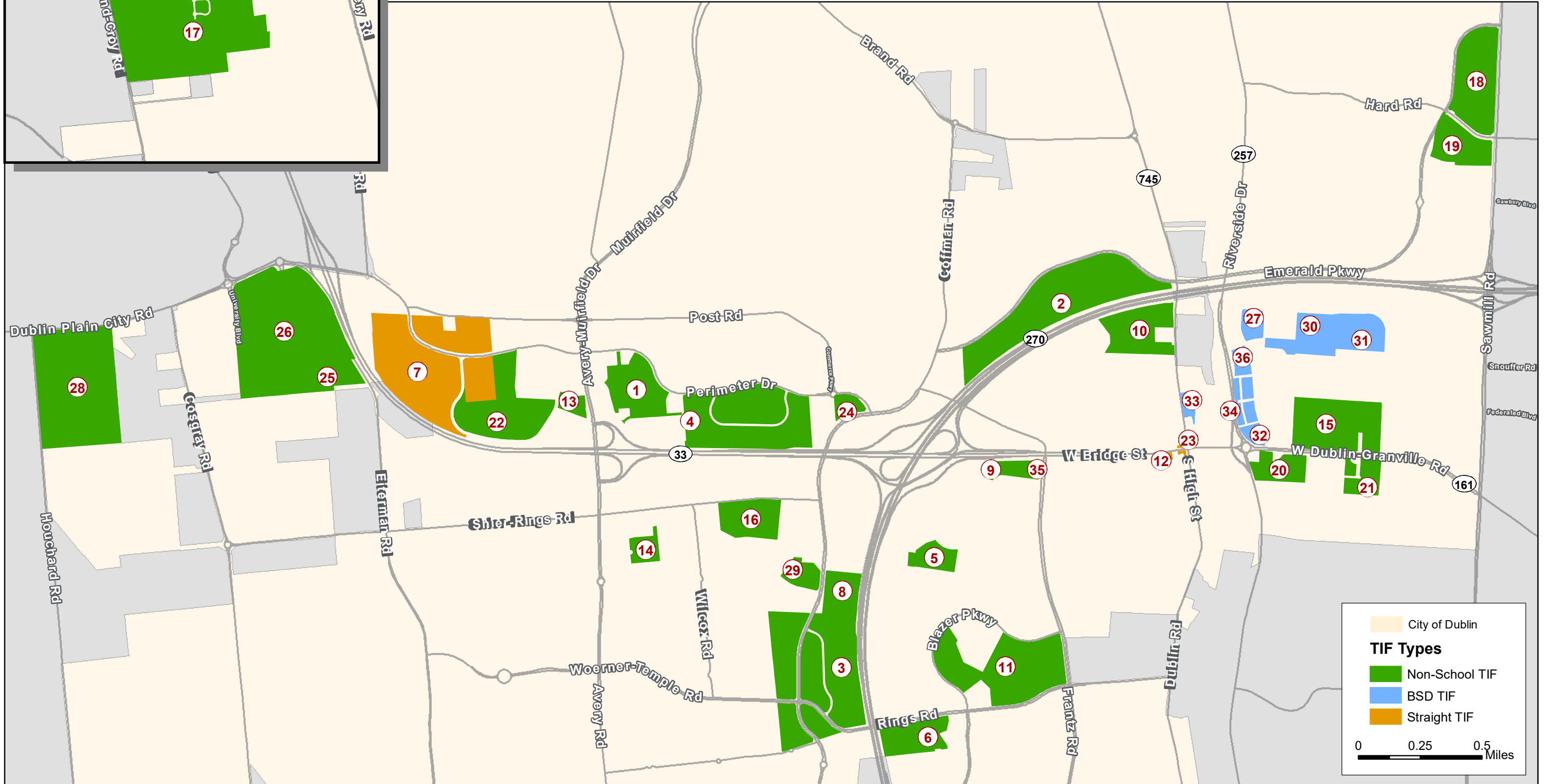
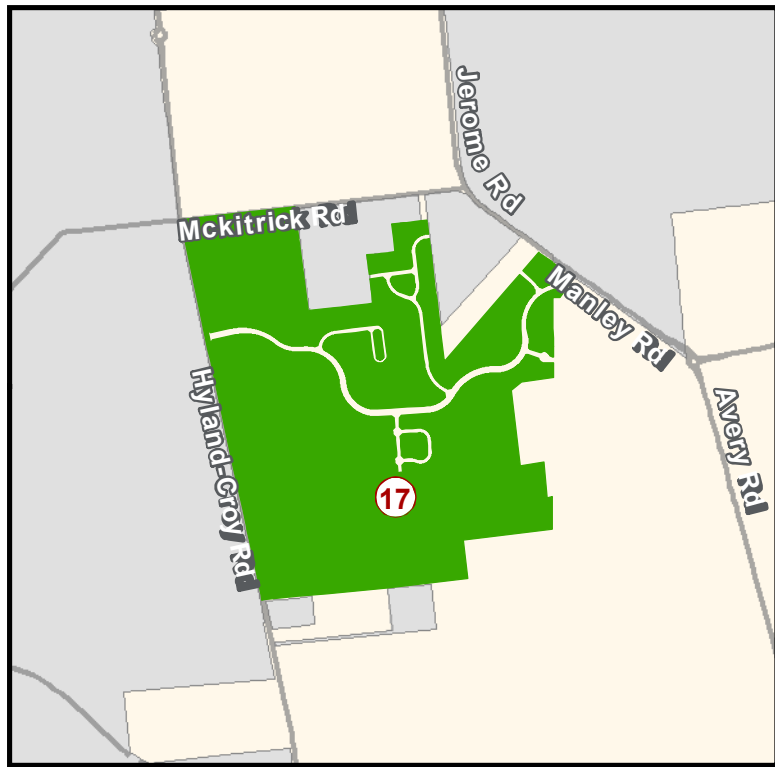
Information only.

City of Dublin TIF Parcels

February 2019



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



Tax Increment Financing Districts

Recap as of 12/31/19

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

Notes:

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

2020 TAX INCREMENT FINANCING REPORT



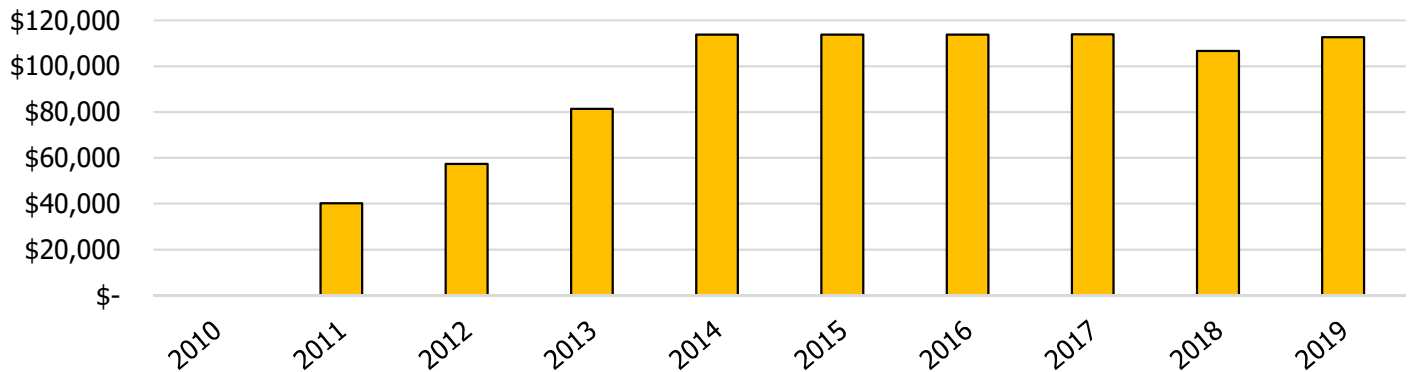
BRIDGE AND HIGH

	ORD. #	DATE
CREATED:	88-08	12/8/2008
LAST MODIFIED:	NA	NA
TYPE:	STRAIGHT TIF	
PARCEL COUNT:	2	
EXPIRATION YEAR:	2038	

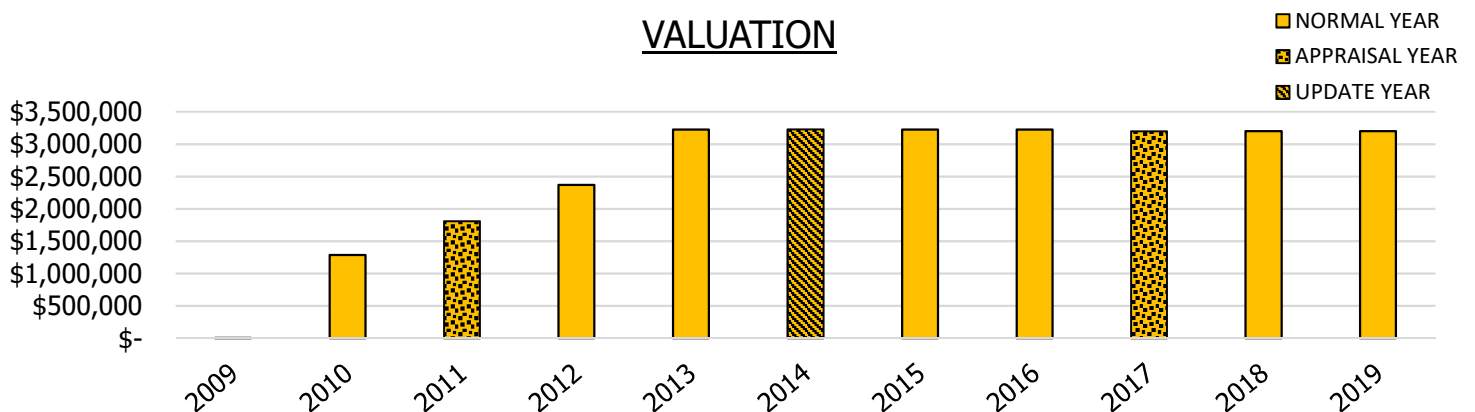
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.85	2010
TOTAL PROJECT COSTS:	\$4.06	2007

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$2.70
ACTUAL:	\$3.20

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



BRIDGE AND HIGH

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012260-00	\$ 1,191,500	\$ 1,191,500	\$ -	0.00%
273-012261-00	2,008,000	2,008,000	-	0.00%

TIF TOTAL

\$ 3,199,500

\$ 3,199,500

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



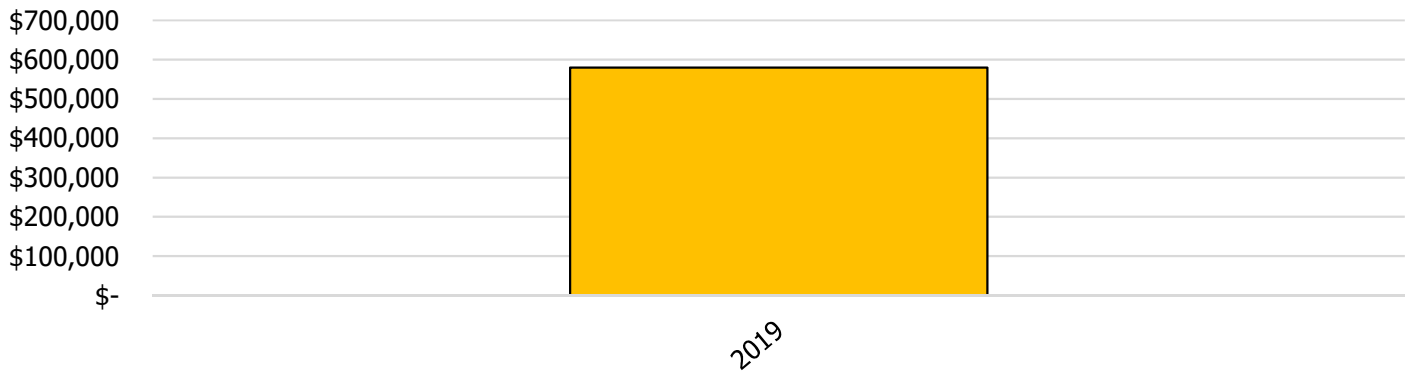
BRIDGE PARK BLOCK A

	ORD. #	DATE
CREATED:	14-16	4/11/2016
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	3	
EXPIRATION YEAR:	2048	

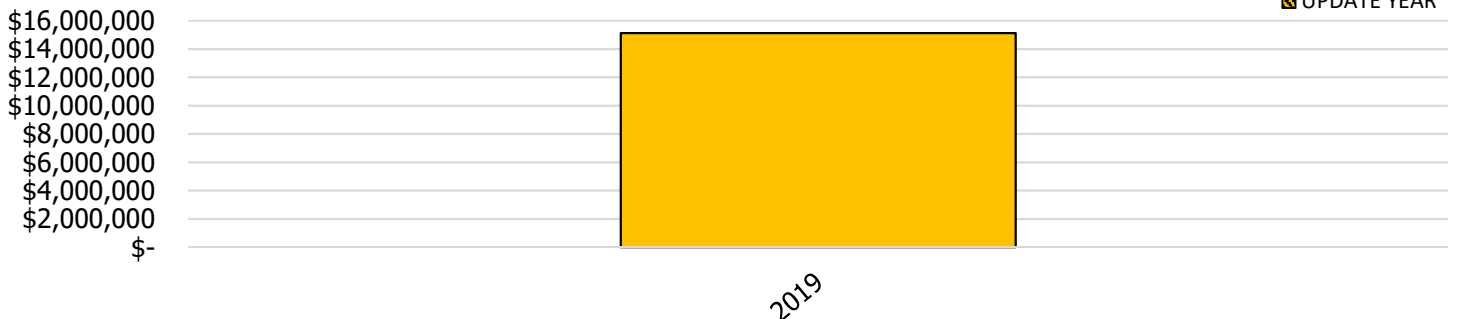
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.58	2019
TOTAL PROJECT COSTS:	\$0.58	2019

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$21.40
ACTUAL:	\$15.14

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



BRIDGE PARK BLOCK A

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012755-00	\$ -	\$ 90,000	\$ 90,000	100.00%
273-012720-00	-	1,400	1,400	100.00%
273-012719-00	-	15,046,000	15,046,000	100.00%

TIF TOTAL

\$ -

\$ 15,137,400

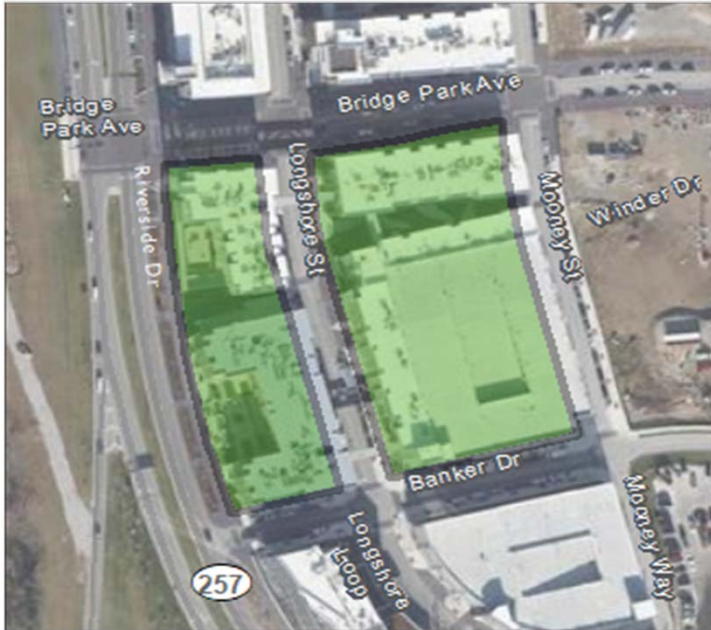
\$ 15,137,400

100.00%



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2020 TAX INCREMENT FINANCING REPORT



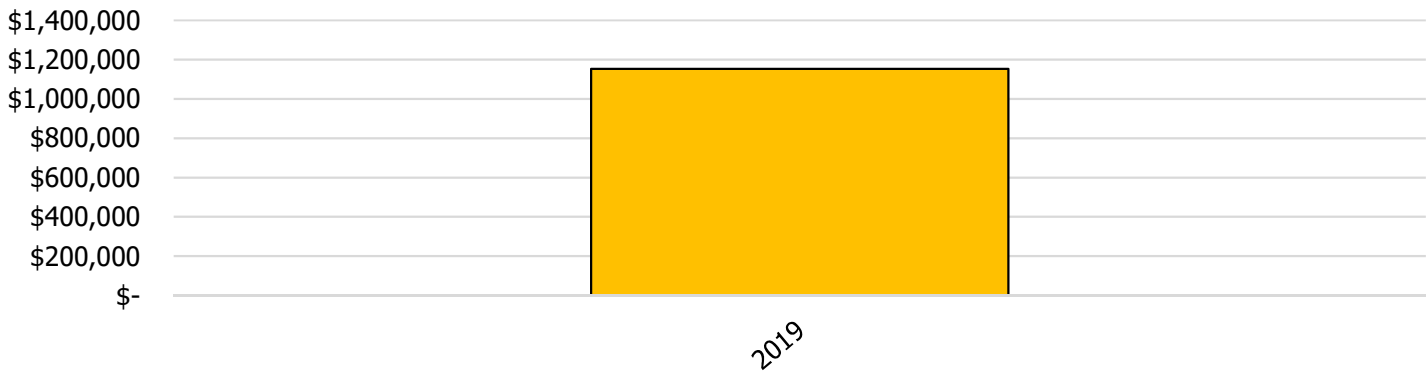
BRIDGE PARK BLOCK B

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	65-15	10/12/2015
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	5	
EXPIRATION YEAR:	2047	

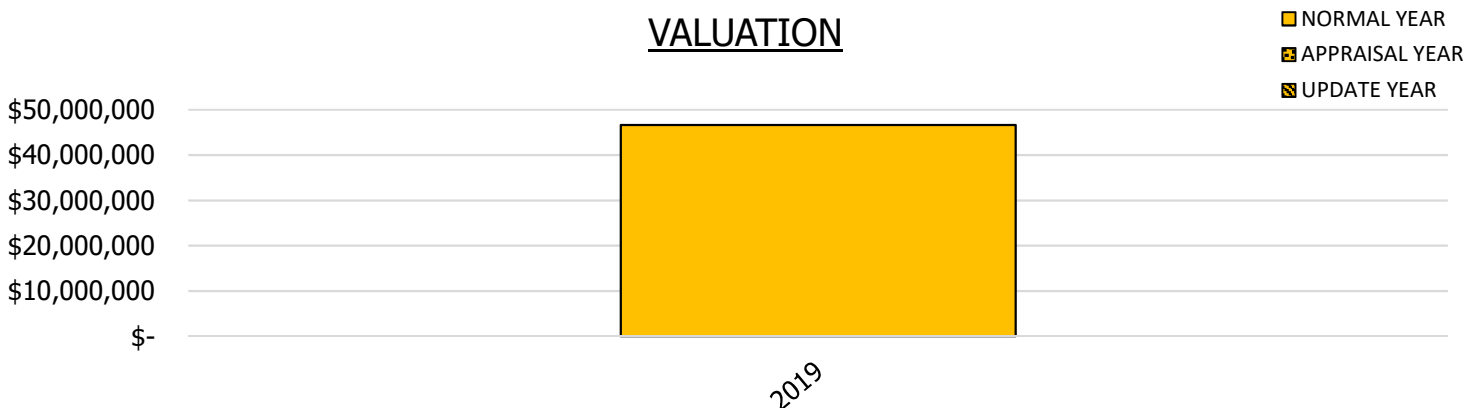
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$1.15	2019
TOTAL PROJECT COSTS:	\$19.48	2016

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$34.50
ACTUAL:	\$46.65

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



BRIDGE PARK BLOCK B

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012668-00	-	25,268,600	25,268,600	100.00%
273-012669-00	-	10,698,100	10,698,100	100.00%
273-012738-00	-	362,700	362,700	100.00%
273-012739-00	-	9,743,500	9,743,500	100.00%
273-012740-00	-	574,800	574,800	100.00%

TIF TOTAL

\$ -

\$ 46,647,700

\$ 46,647,700

100.00%



2020 TAX INCREMENT FINANCING REPORT



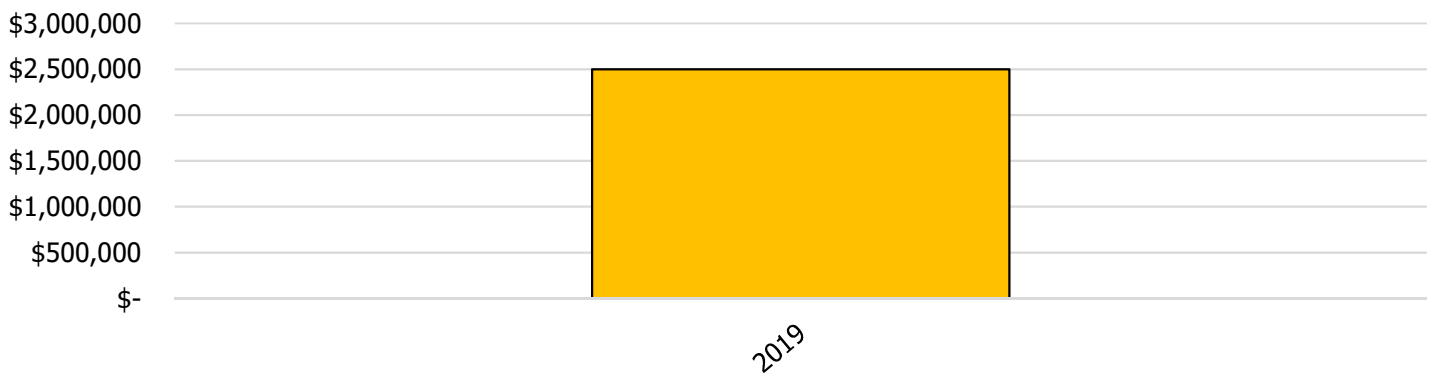
BRIDGE PARK BLOCK C & Z

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	52-15	9/8/2015
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	8	
EXPIRATION YEAR:	2047	

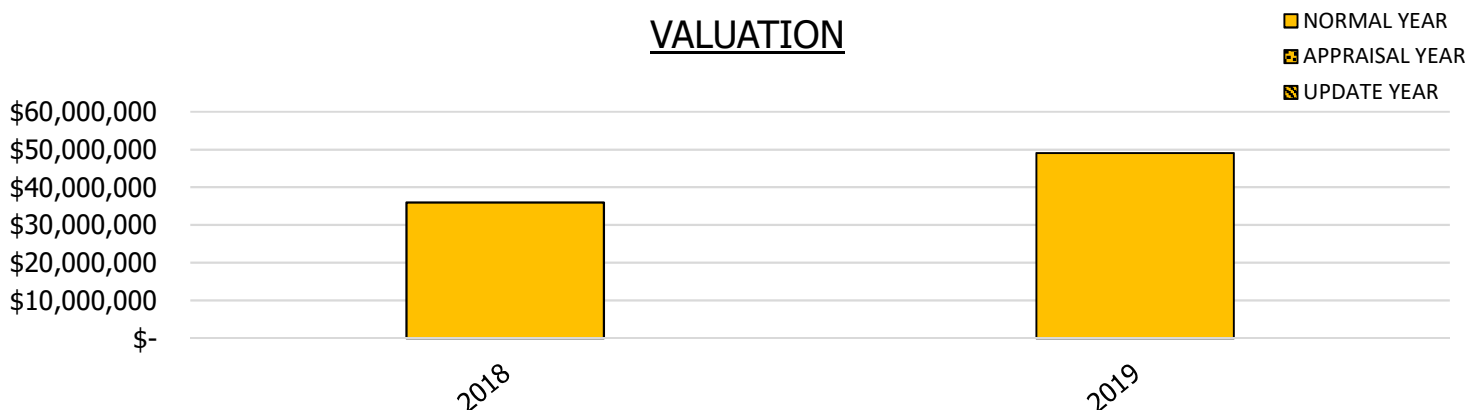
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$2.50	2019
TOTAL PROJECT COSTS:	\$24.29	2016

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$33.70
ACTUAL:	\$49.07

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



BRIDGE PARK BLOCK C & Z

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
Block Z	-	-	-	
273-000004-00	1,243,900	-	(1,243,900)	-100.00%
273-000108-00	369,400	344,200	(25,200)	-6.82%
273-012724-00	342,000	204,400	(137,600)	-40.23%
273-012983-00	-	1,235,900	1,235,900	100.00%
273-012984-00	-	2,446,400	2,446,400	100.00%
273-013025-00	-	-	-	
Block C	-	-	-	
273-012659-00	8,282,900	11,116,800	2,833,900	34.21%
273-012660-00	19,003,600	24,083,700	5,080,100	26.73%
273-012704-00	1,033,500	1,033,500	-	0.00%
273-012705-00	5,716,000	8,601,000	2,885,000	50.47%

TIF TOTAL

\$ 35,991,300

\$ 49,065,900

\$ 13,074,600

36.33%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



BRIDGE PARK BLOCK D

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	01-19	1/22/2019
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	5	
EXPIRATION YEAR:	APPLICATION NOT FILED	
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.00	NA
TOTAL PROJECT COSTS:	\$0.00	NA

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$40.90
ACTUAL:	\$0.00

SERVICE PAYMENTS

\$1	_____
\$1	_____
\$1	_____
\$0	_____
\$0	_____
\$-	_____

VALUATION

- NORMAL YEAR
- APPRAISAL YEAR
- UPDATE YEAR

\$1	_____
\$1	_____
\$1	_____
\$0	_____
\$0	_____
\$-	_____

*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



CARDINAL HEALTH SOUTH CAMPUS

KEY HIGHLIGHTS

TY 2015 - 2019

2019: NEW TIF

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-013032	\$ -	\$ -	\$ -	-
273-013030	-	-	-	-
273-013029	-	-	-	-
273-013028	-	-	-	-
273-013031	-	-	-	-

TIF TOTAL

<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u></u>
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2020 TAX INCREMENT FINANCING REPORT



BRIDGE PARK BLOCK F

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	36-19	8/26/2019
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	3	
EXPIRATION YEAR:	APPLICATION NOT FILED	

<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.00	NA
TOTAL PROJECT COSTS:	\$0.00	NA

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$13.90
ACTUAL:	\$0.00

SERVICE PAYMENTS

\$1	_____
\$1	_____
\$1	_____
\$0	_____
\$0	_____
\$-	_____

VALUATION

- NORMAL YEAR
- APPRAISAL YEAR
- UPDATE YEAR

\$1	_____
\$1	_____
\$1	_____
\$0	_____
\$0	_____
\$-	_____

*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



CARDINAL HEALTH SOUTH CAMPUS

KEY HIGHLIGHTS

TY 2015 - 2019

2019: NEW TIF

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-013080	\$ -	\$ -	\$ -	
273-013081	-	-	-	
273-013082	-	-	-	

TIF TOTAL

<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
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2020 TAX INCREMENT FINANCING REPORT



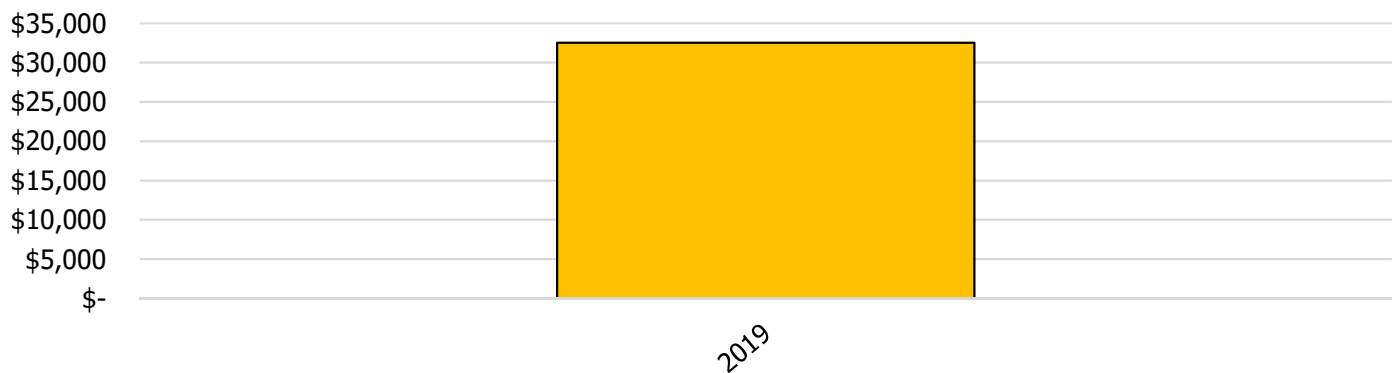
BRIDGE PARK INCENTIVE DISTRICT

	ORD. #	DATE
CREATED:	45-15	8/10/2015
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	41	
EXPIRATION YEAR:	2047	

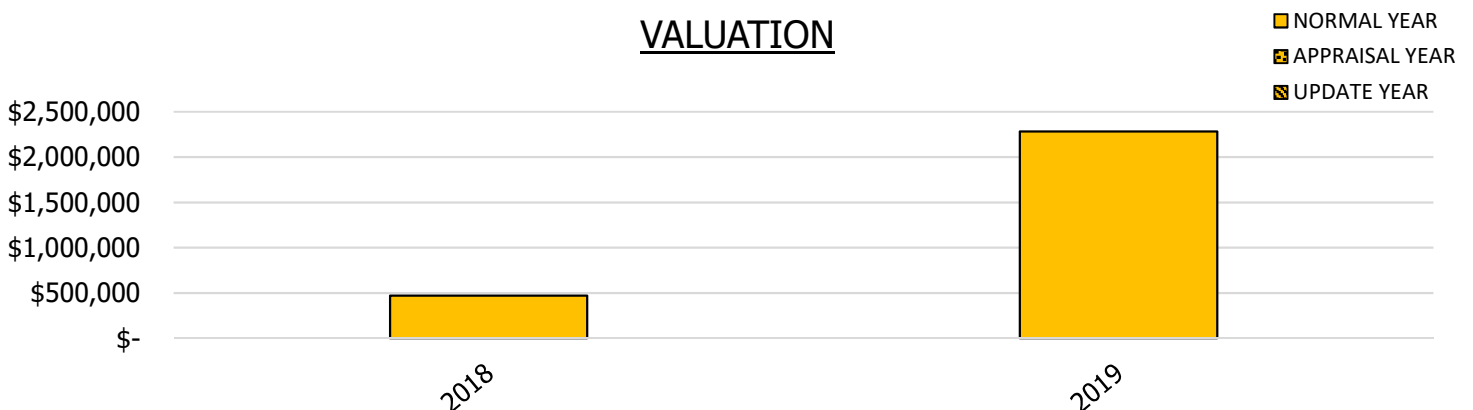
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.03	2019
TOTAL PROJECT COSTS:	\$0.03	2019

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$52.60
ACTUAL:	\$2.28

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



BRIDGE PARK INCENTIVE DISTRICT

KEY HIGHLIGHTS

TY 2015- 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
41 Parcels	470,400	2,281,800	1,811,400	385.08%

TIF TOTAL

\$ 470,400

\$ 2,281,800

\$ 1,811,400

385.08%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



CARDINAL HEALTH SOUTH CAMPUS

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	19-99	3/15/1999
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	3	
EXPIRATION YEAR:	APPLICATION NOT FILED	
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.00	NA
TOTAL PROJECT COSTS:	\$0.32	2008

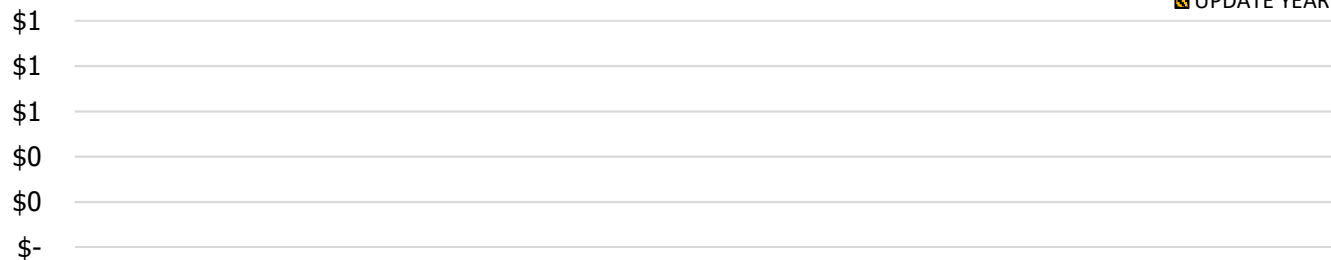
PRIVATE INVESTMENT (AS OF TY 2019)		
(\$ MILLIONS)	<u>REAL</u>	
PROJECTED:	\$0.00	
ACTUAL:	\$0.00	

SERVICE PAYMENTS



VALUATION

- NORMAL YEAR
- APPRAISAL YEAR
- UPDATE YEAR



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



CARDINAL HEALTH SOUTH CAMPUS

KEY HIGHLIGHTS

TY 2015 - 2019

LAND / PARCEL NOT DEVELOPED.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-000269-00	\$ -	\$ -	\$ -	-
273-007473-00	-	-	-	-
273-002895-00	-	-	-	-

TIF TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
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2020 TAX INCREMENT FINANCING REPORT



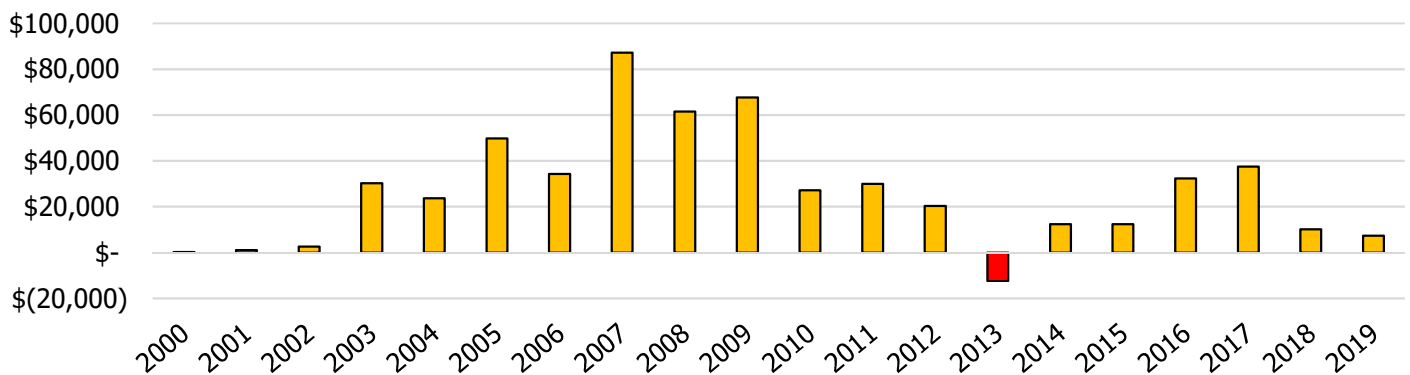
COOKER

	ORD. #	DATE
CREATED:	61-94	6/20/1994
LAST MODIFIED:	92-15	12/7/2015
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2024	

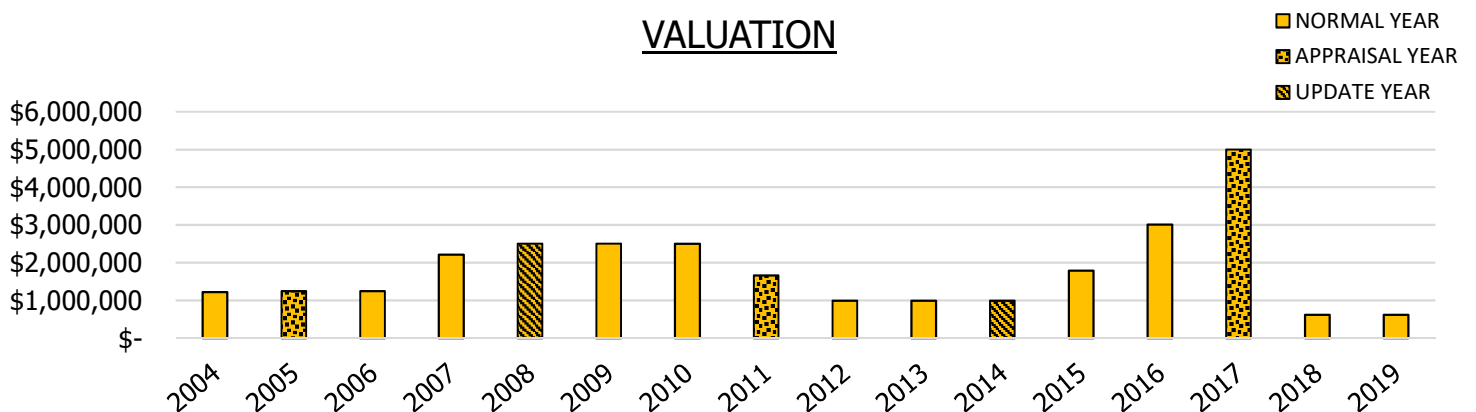
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$1.22	2000
TOTAL PROJECT COSTS:	\$0.84	2000

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$2.00
ACTUAL:	\$0.62

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



COOKER

KEY HIGHLIGHTS

TY 2015 - 2019

2018: CHANGES IN VALUE REFLECT THE COOKER SITE SPLIT FROM THE H2 HOTEL TIF, COOKER VALUED AT \$617, 800.

2017: INCREASED IN VALUE \$2.0 MILLION OR 66.1%. THE INCREASE IS DUE TO CHANGES IN VALUE OF THE HOTEL PARCEL.

2016: INCREASED \$1.22 MILLION OR 68%. THE CHANGE IS DUE TO AN INCREASE IN VALUE OF THE HOTEL PARCEL.

2015: INCREASE OF \$800,000 OR 4.1%. THE PARCEL THAT GENERATED THE INCREASE WAS THE FORMER COOKER SITE. THIS VALUATION WAS ASSIGNED PRIOR TO THE DEMOLITION OF THE RESTAURANT.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012707-00	\$ 617,800	\$ 617,800	\$ -	0.00%

TIF TOTAL

\$ 617,800

\$ 617,800

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



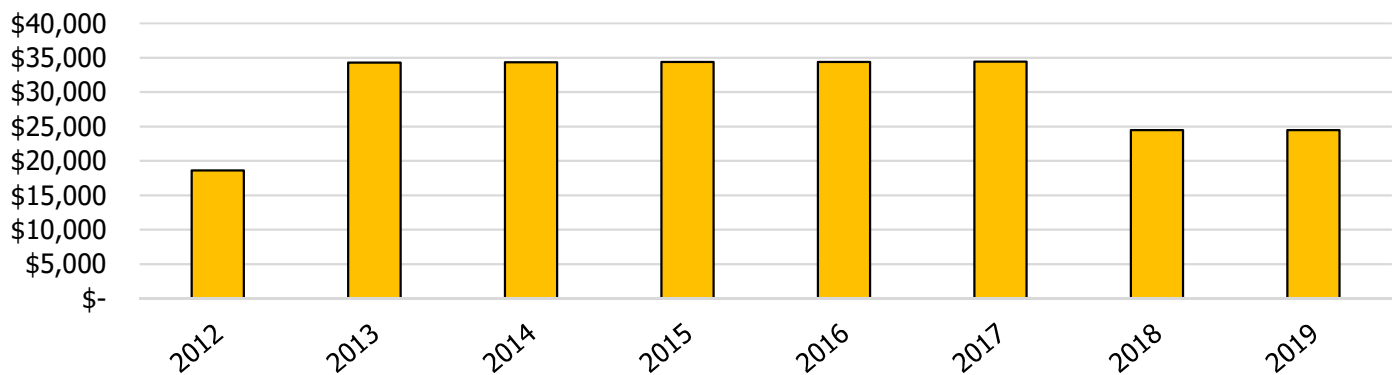
DELTA ENERGY

	ORD. #	DATE
CREATED:	60-09	11/2/2009
LAST MODIFIED:	18-10	5/10/2010
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2039	

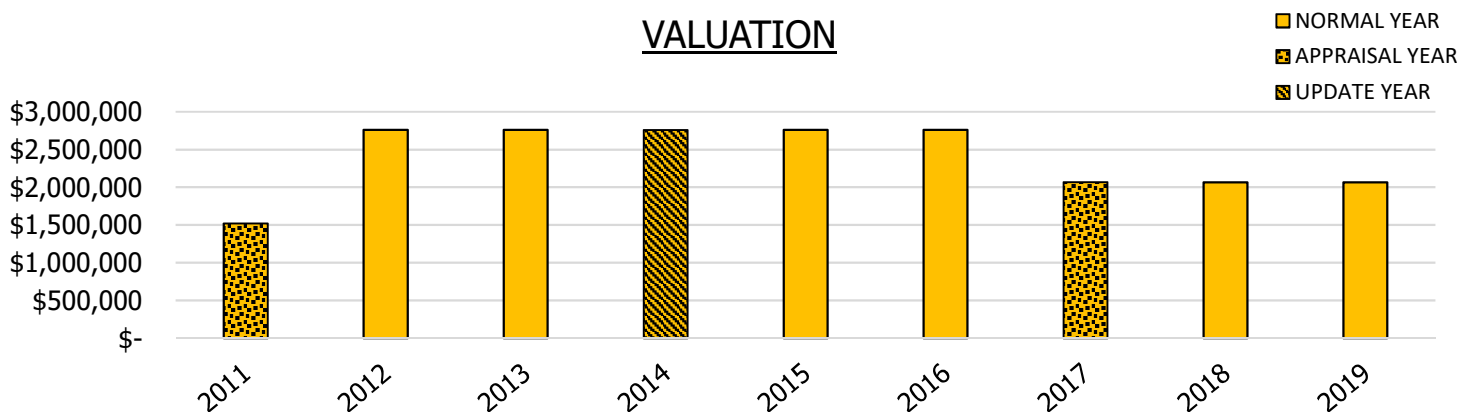
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.24	2012
TOTAL PROJECT COSTS:	\$0.86	2011

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$2.10
ACTUAL:	\$2.07

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



DELTA ENERGY

KEY HIGHLIGHTS

TY 2015 - 2019

2017: DECREASED IN VALUE \$693,000 OR 25.1%. THE DECREASE IS DUE TO REDUCTION IN VALUE OF THE DELTA ENERGY BUILDING.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012333-00	\$ 2,067,000	\$ 2,067,000	\$ -	0.00%

TIF TOTAL

\$ 2,067,000

\$ 2,067,000

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



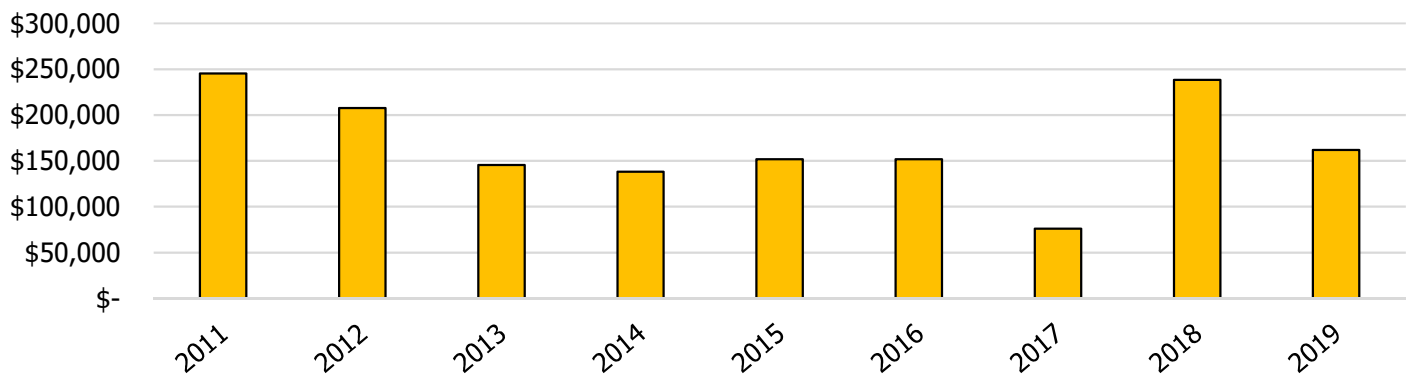
DUBLIN METHODIST HOSPITAL

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	84-07	11/5/2007
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2037	

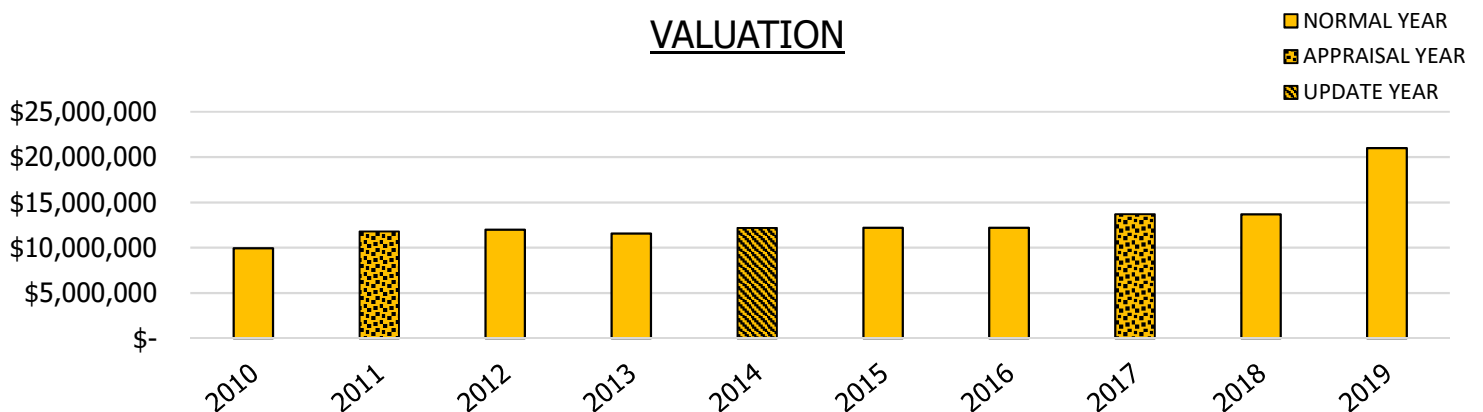
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$1.52	2011
TOTAL PROJECT COSTS:	\$0.82	2008

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$10.50
ACTUAL:	\$20.99

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



EVERYTHING GROWS HERE.

DUBLIN METHODIST HOSPITAL

KEY HIGHLIGHTS

TY 2015 - 2019

2019: INCREASED IN VALUE \$7.3 MILLION OR 53.37%. THE INCREASE IS DUE TO A CHANGE IN VALUE OF THE MEDICAL CAMPUS SURROUNDING THE HOSPITAL.

2017: INCREASED IN VALUE \$1.5 MILLION OR 12.3%. THE INCREASE IS DUE TO A CHANGE IN VALUE OF MEDICAL CLINICS AND OFFICES AROUND THE HOSPITAL.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-011780-00	\$ 13,683,300	\$ 20,985,400	\$ 7,302,100	53.37%

TIF TOTAL

\$ 13,683,300

\$ 20,985,400

\$ 7,302,100

53.37%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



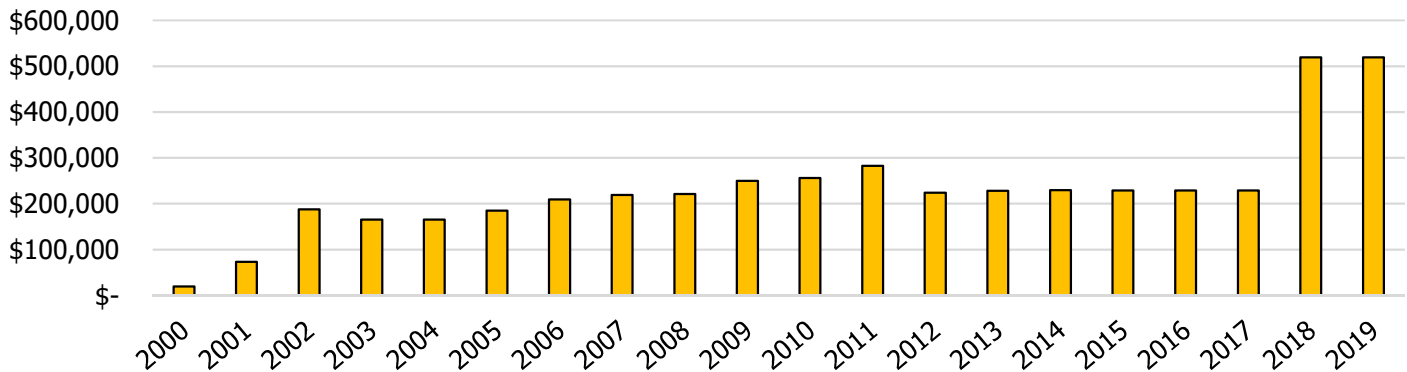
EMBASSY SUITES

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	14-98	4/20/1998
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2024	

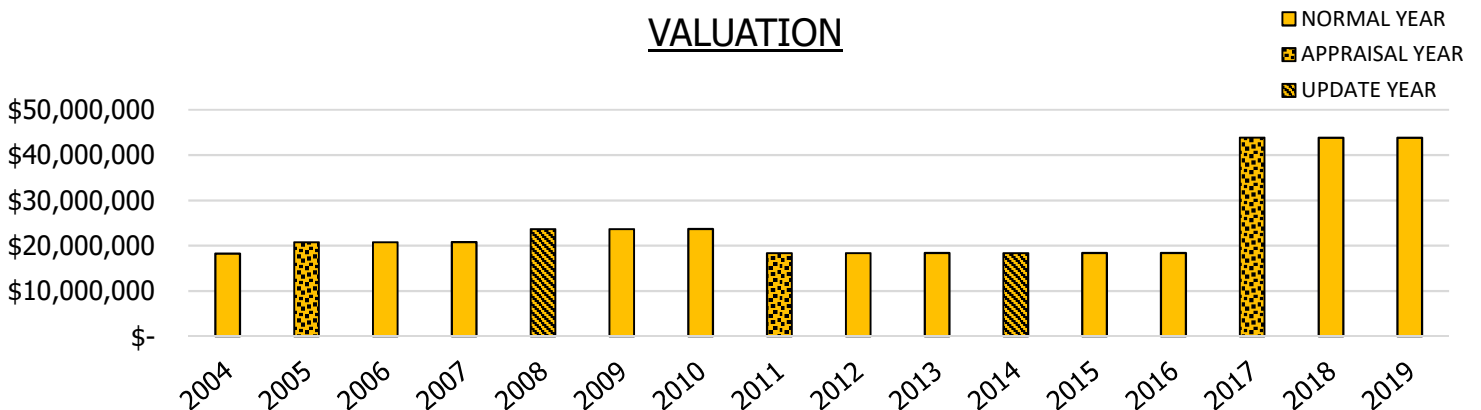
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$4.64	2000
TOTAL PROJECT COSTS:	\$7.24	2000

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$20.00
ACTUAL:	\$43.85

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



EMBASSY SUITES

KEY HIGHLIGHTS

TY 2015 - 2019

2017: INCREASED IN VALUE \$25.5 MILLION OR 138.9%. THE INCREASE IS DUE TO CHANGE IN VALUE OF THE HOTEL PARCEL.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-009972-00	\$ 43,853,600	\$ 43,853,600	\$ -	0.00%

TIF TOTAL

\$ 43,853,600

\$ 43,853,600

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



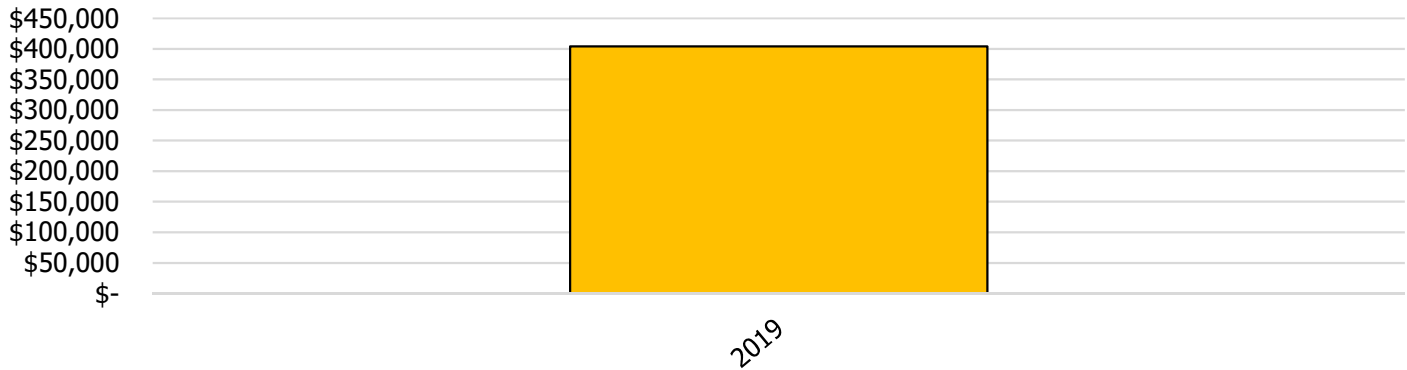
H2 HOTEL

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	92-15	12/7/2015
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2047	

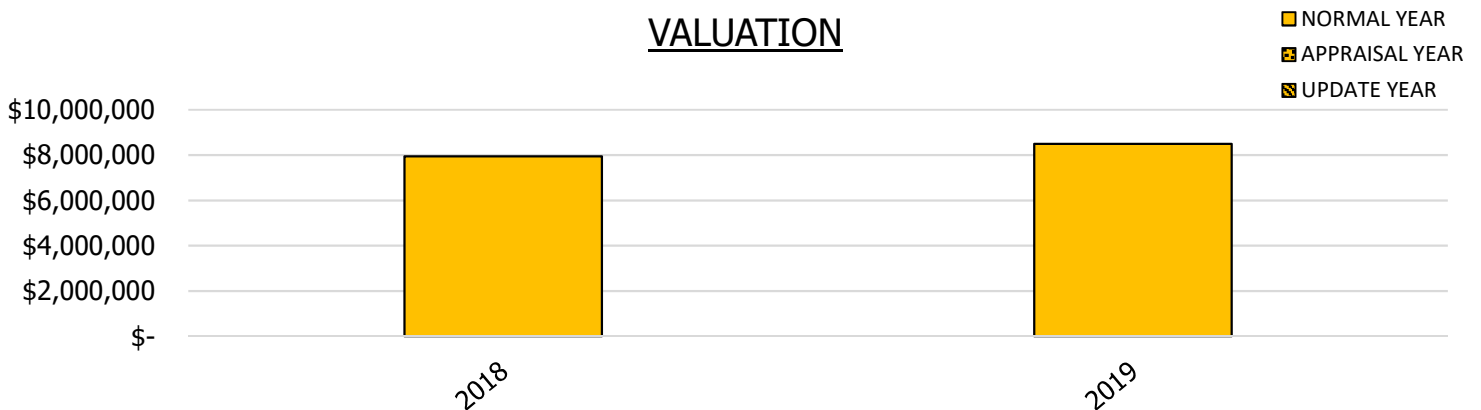
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.40	2019
TOTAL PROJECT COSTS:	\$0.00	2019

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$9.50
ACTUAL:	\$8.49

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



H2 HOTEL

KEY HIGHLIGHTS

TY 2015 - 2019

2018: FIRST YEAR OF VALUATION (PARCEL FORMERLY INCLUDED AS PART OF THE COOKER TIF PRIOR TO SPLIT).

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012706-00	\$ 7,940,900	\$ 8,490,900	\$ 550,000	6.93%

TIF TOTAL

\$ 7,940,900

\$ 8,490,900

\$ 550,000

6.93%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



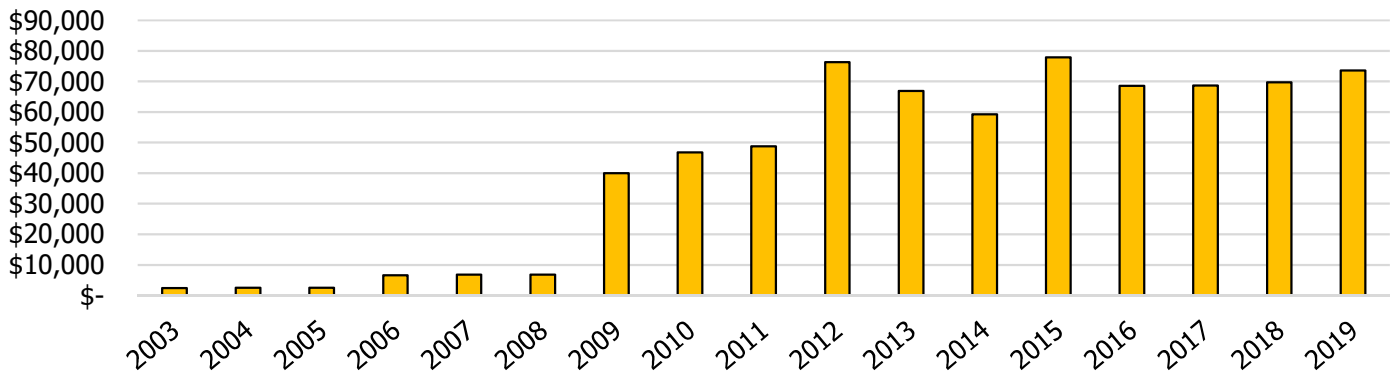
HISTORIC DUBLIN PARKING

	ORD. #	DATE
CREATED:	105-01	9/17/2001
LAST MODIFIED:	NA	NA
TYPE:	STRAIGHT TIF	
PARCEL COUNT:	4	
EXPIRATION YEAR:	2031	

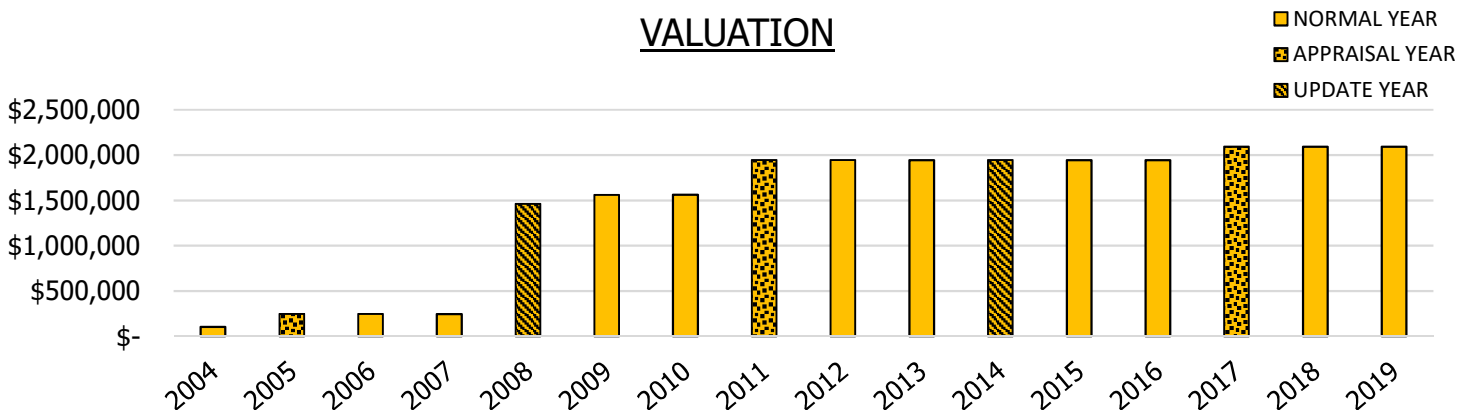
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.73	2003
TOTAL PROJECT COSTS:	\$0.69	2002

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$2.00
ACTUAL:	\$2.09

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



HISTORIC DUBLIN PARKING

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-000022-00	\$ 650,000	\$ 650,000	\$ -	0.00%
273-012158-00	137,800	137,800	-	0.00%
273-012159-00	581,900	581,900	-	0.00%
273-012160-00	722,500	722,500	-	0.00%

TIF TOTAL

\$ 2,092,200

\$ 2,092,200

\$ -

0.00%



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2020 TAX INCREMENT FINANCING REPORT



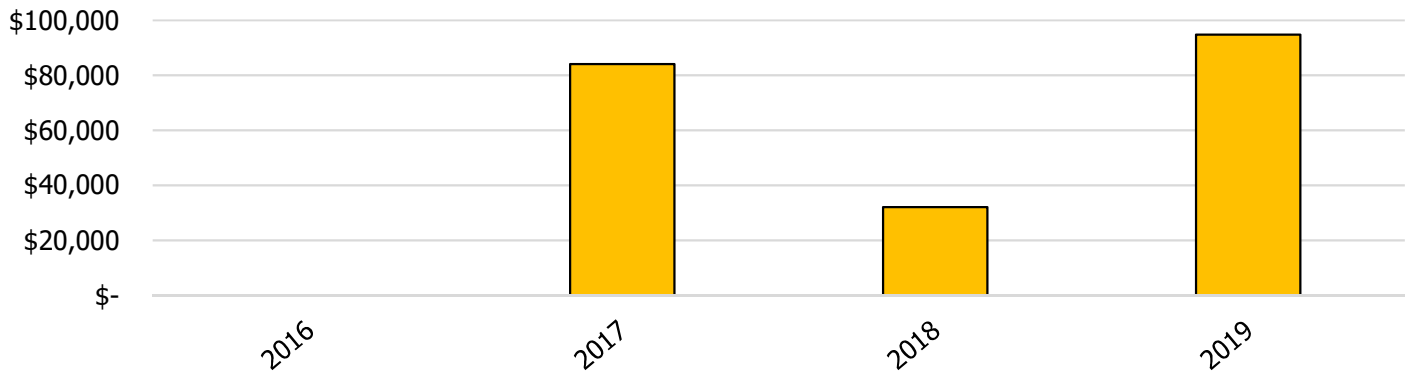
INNOVATION

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	107-14	11/17/2014
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	2	
EXPIRATION YEAR:	2045	

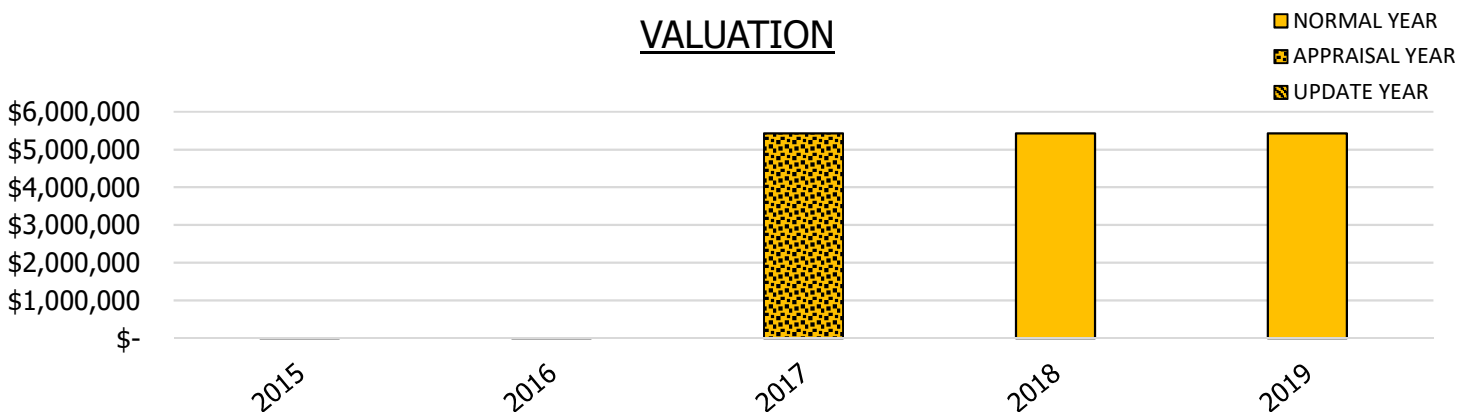
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.21	2016
TOTAL PROJECT COSTS:	\$0.16	2017

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$15.00
ACTUAL:	\$5.43

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



INNOVATION

KEY HIGHLIGHTS

TY 2015 - 2019

2017: INCREASED IN VALUE \$5.4 MILLION OR 1.8 PERCENT. THE INCREASE WAS DUE TO NEW CONSTRUCTION ON A PARCEL IN THE TIF DISTRICT.

2016: FIRST YEAR OF VALUATION.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-007012-00	\$ 300	\$ 300	\$ -	0.00%
273-012619-00	5,428,600	5,428,600	-	0.00%

TIF TOTAL

\$ 5,428,900

\$ 5,428,900

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



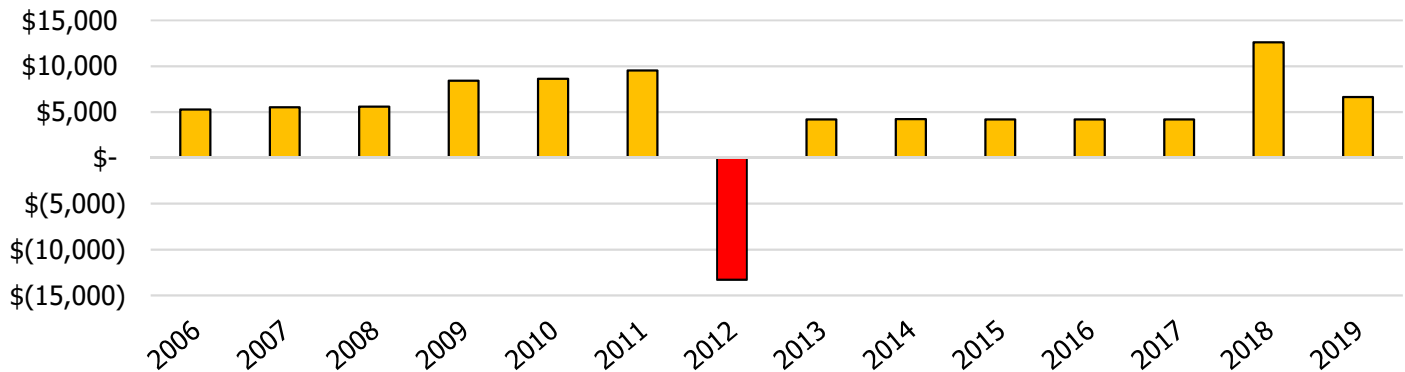
IRELAN PLACE

	ORD. #	DATE
CREATED:	105-03	10/6/2003
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	2	
EXPIRATION YEAR:	2033	

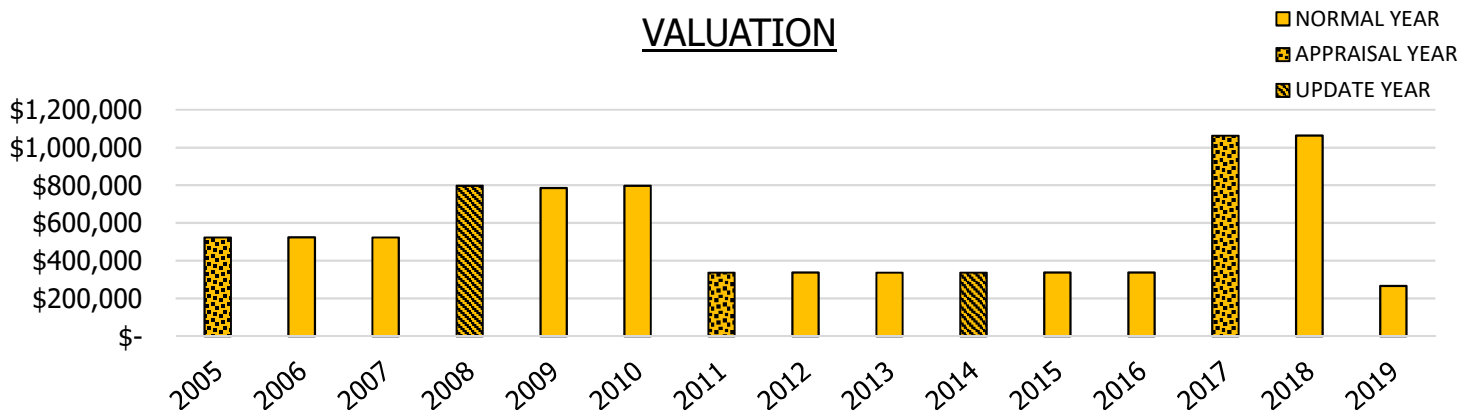
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.07	2006
TOTAL PROJECT COSTS:	\$0.08	2006

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$1.80
ACTUAL:	\$0.27

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



IRELAN PLACE

KEY HIGHLIGHTS

TY 2015 - 2019

2019: DECREASED IN VALUE \$531,500 OR -73.2%. THE DECREASE IS DUE TO BOR DECISION.

2017: INCREASED IN VALUE \$726,100 OR 215.4%. THE INCREASE IS DUE TO CHANGE IN VALUE OF THE WAREHOUSE PARCEL.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-008179-00	\$ 71,800	\$ 71,800	\$ -	0.00%
274-000101-00	265,300	-	(265,300)	-100.00%
274-000102-00	726,100	194,600	(531,500)	-73.20%

TIF TOTAL

\$ 1,063,200

\$ 266,400

\$ (796,800)

-74.94%



2020 TAX INCREMENT FINANCING REPORT



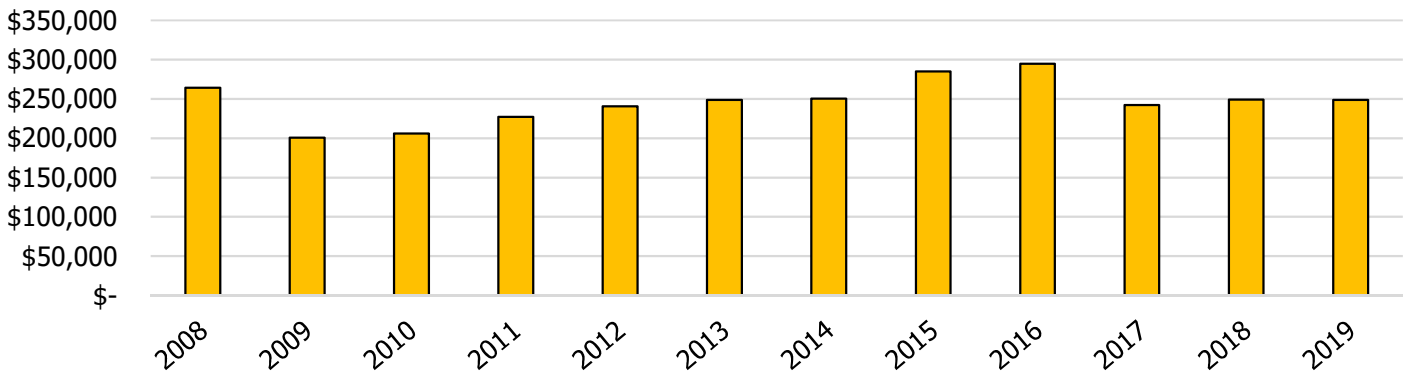
KROGER CENTRE

	ORD. #	DATE
CREATED:	45-05	9/6/2005
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	5	
EXPIRATION YEAR:	2035	

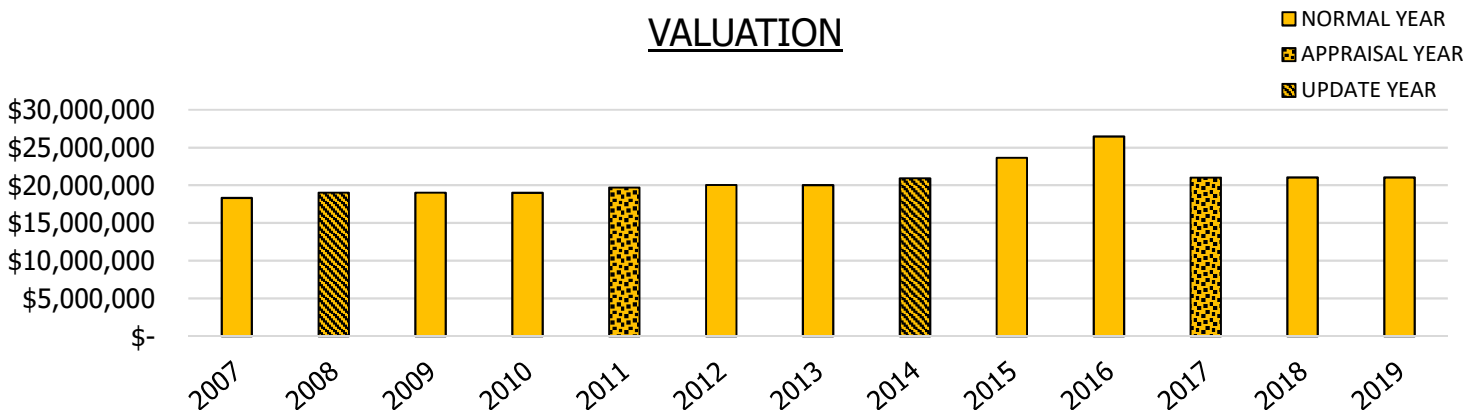
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$2.96	2008
TOTAL PROJECT COSTS:	\$0.09	2007

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$16.20
ACTUAL:	\$21.02

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



KROGER CENTRE

KEY HIGHLIGHTS

TY 2015 - 2019

2017: DECREASED IN VALUE \$5.5 MILLION OR 20.6%. THE DECREASE IS DUE TO CHANGE IN VALUE OF THE SHOPPING CENTER.

2016: INCREASED IN VALUE \$2.83 MILLION OR 12.0%. THIS INCREASE WAS ATTRIBUTABLE TO A \$2.8 MILLION INCREASE IN VALUE TO THE PARCEL IN WHICH THE SHOPPING CENTER IS LOCATED.

2015: INCREASE OF \$2.7 MILLION OR 13%. THERE ARE FOUR PARCELS WITHIN THIS TIF AND THE PARCEL IN WHICH THE KROGER STORE IS LOCATED SAW AN INCREASE IN VALUE OF \$2.8 MILLION.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-011339-00	\$ 7,522,300	\$ 7,522,300	\$ -	0.00%
273-011340-00	8,721,900	8,721,900	-	0.00%
273-012356-00	1,253,500	1,253,500	-	0.00%
273-012661-00	2,081,000	2,081,000	-	0.00%
273-012662-00	1,438,100	1,438,100	-	0.00%

TIF TOTAL

\$ 21,016,800

\$ 21,016,800

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



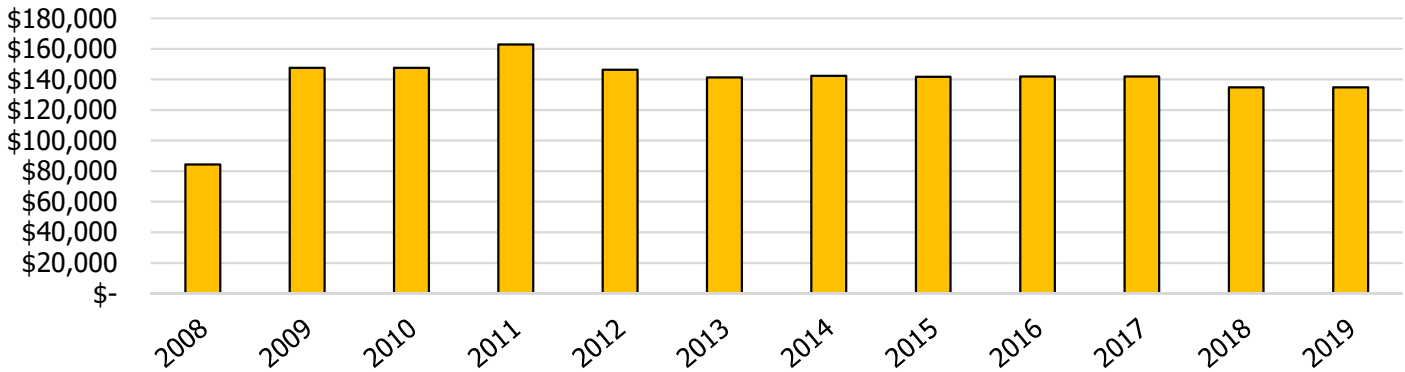
LIFETIME FITNESS

	ORD. #	DATE
CREATED:	58-05	10/17/2005
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	2	
EXPIRATION YEAR:	2035	

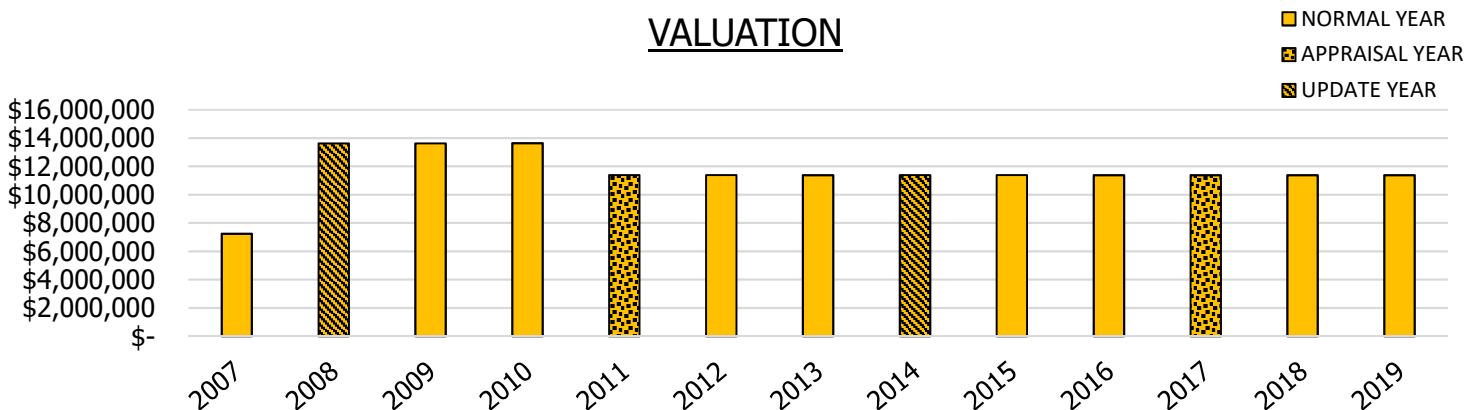
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$1.67	2008
TOTAL PROJECT COSTS:	\$4.63	2006

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$20.00
ACTUAL:	\$11.38

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



LIFETIME FITNESS

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012153-00	\$ 11,259,200	\$ 11,259,200	\$ -	0.00%
273-012154-00	116,200	116,200	-	0.00%

TIF TOTAL

\$ 11,375,400

\$ 11,375,400

\$ -

0.00%



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2020 TAX INCREMENT FINANCING REPORT



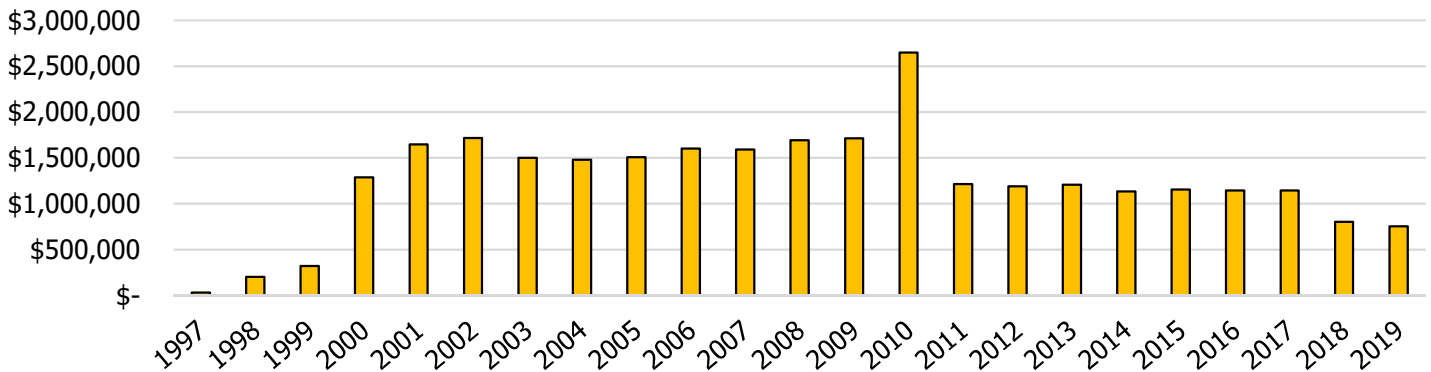
MCKITRICK

	ORD. #	DATE
CREATED:	57-94	6/20/1994
LAST MODIFIED:	62-94	6/27/1994
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	3	
EXPIRATION YEAR:	2024	

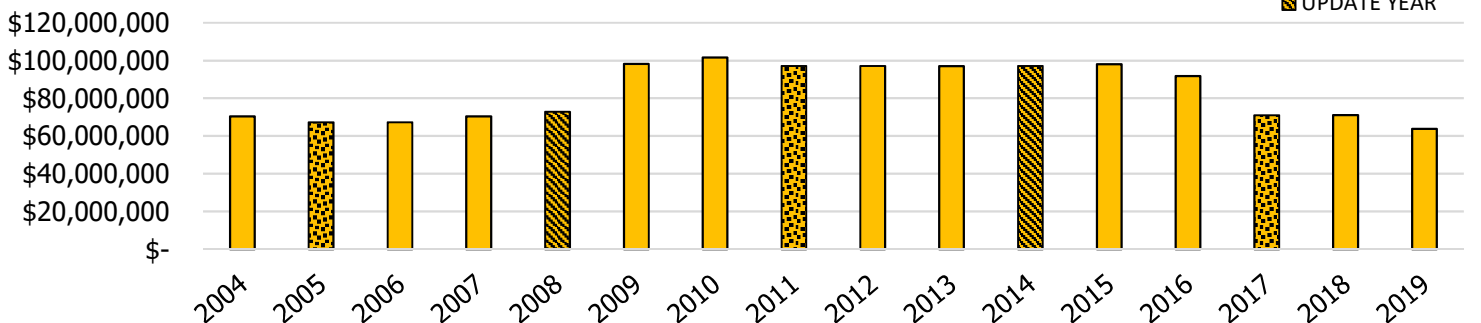
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$36.88	1997
TOTAL PROJECT COSTS:	\$33.16	1995

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$23.60
ACTUAL:	\$63.78

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



KEY HIGHLIGHTS**TY 2015 - 2019**

2019: DECREASED IN VALUE \$7.2 MILLION OR -10.2%. THE DECREASE IS DUE TO A BOR DECISION, EXEMPTING (REMOVING FROM TIF) 2 PARCELS NOW OWNED BY DUBLIN CSD BOE.

2017: DECREASED IN VALUE \$20.7 MILLION OR -22.6%. THE DECREASE IS DUE TO A REDUCTION IN VALUE OF BOTH CARDINAL HEALTH BUILDINGS AND THE XPO BUILDING.

2016: DECREASE OF \$6.29 MILLION OR -6.4%. THIS IS ATTRIBUTABLE TO A REDUCTION IN VALUE ON THE TWO BUILDINGS WHERE VERIZON WAS ONCE LOCATED.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
Phase I	\$ -	\$ -	\$ -	
273-007487-00	7,121,600	-	(7,121,600)	-100.00%
273-007531-00	112,900	-	(112,900)	-100.00%
Phase II	-	-	-	
273-008203-00	29,861,300	29,861,300	-	0.00%
273-001687-00	9,997,600	9,997,600	-	0.00%
273-008210-00	23,920,900	23,920,900	-	0.00%

TIF TOTAL**\$ 71,014,300****\$ 63,779,800****\$ (7,234,500)****-10.19%**

2020 TAX INCREMENT FINANCING REPORT



NESTLE USA

	ORD. #	DATE
CREATED:	67-11	1/9/2012
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2043	

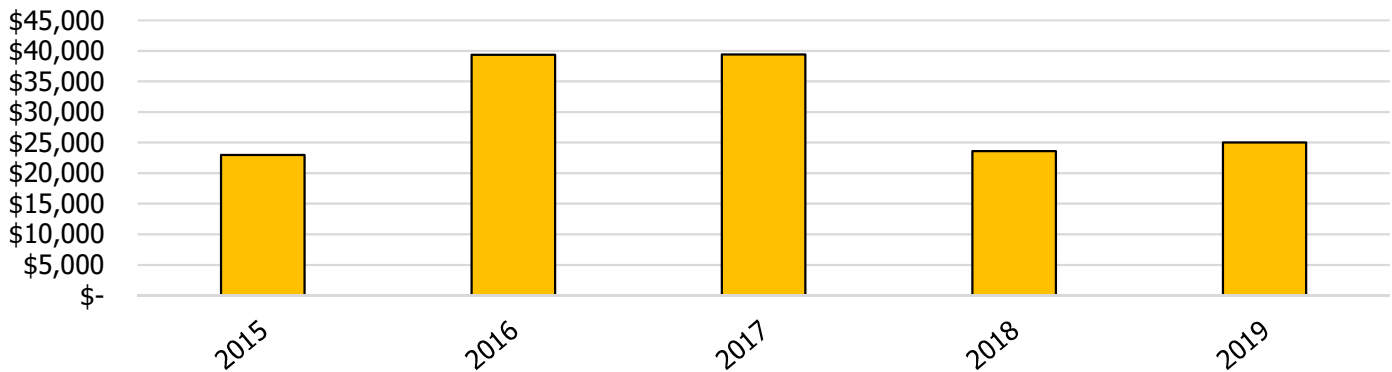
REVENUE & EXPENDITURES (SINCE INCEPTION)

(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.15	2015
TOTAL PROJECT COSTS:	\$0.00	2015

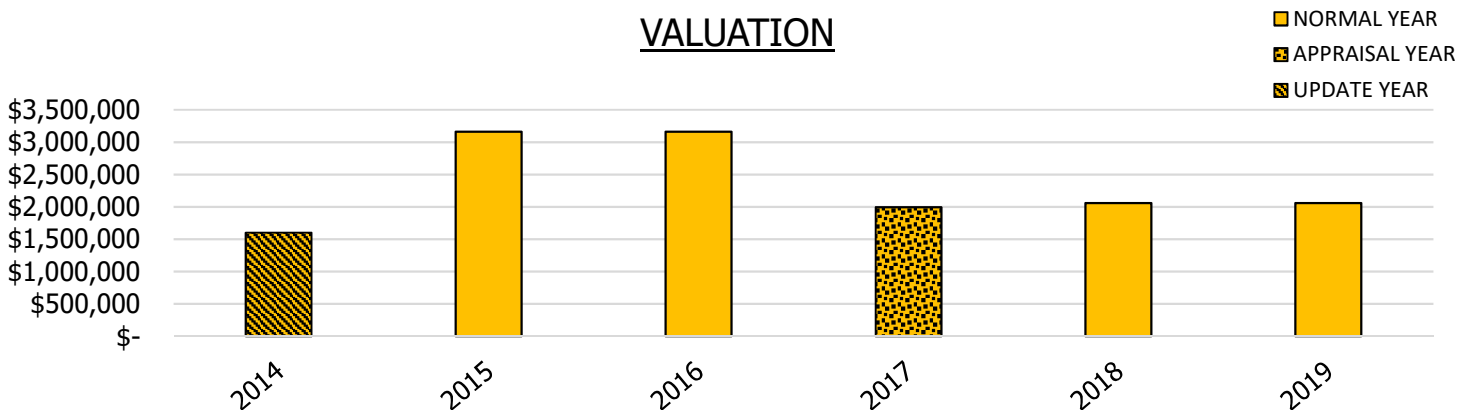
PRIVATE INVESTMENT (AS OF TY 2019)

(\$ MILLIONS)	REAL
PROJECTED:	\$10.00
ACTUAL:	\$2.06

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



NESTLE USA

KEY HIGHLIGHTS

TY 2015 - 2019

2018: SLIGHT INCREASE IN VALUE OF \$66,000 OR 3.31%.

2017: DECREASED IN VALUE \$1.1 MILLION OR 36.9%. THE DECREASE IS DUE TO A REDUCTION IN VALUE OF THE NESTLE BUILDING.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-004516-00	\$ 2,059,600	\$ 2,059,600	\$ -	0.00%

TIF TOTAL

\$ 2,059,600

\$ 2,059,600

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



OHIO UNIVERSITY

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	04-13	2/11/2013
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	APPLICATION NOT FILED	
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.00	NA
TOTAL PROJECT COSTS:	\$1.17	2014

PRIVATE INVESTMENT (AS OF TY 2019)		
(\$ MILLIONS)	<u>REAL</u>	
PROJECTED:	\$13.00	
ACTUAL:	\$0.00	

SERVICE PAYMENTS



VALUATION

- NORMAL YEAR
- APPRAISAL YEAR
- UPDATE YEAR



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-011342-00	\$ -	\$ -	\$ -	

TIF TOTAL

\$ -

\$ -

\$ -



2020 TAX INCREMENT FINANCING REPORT



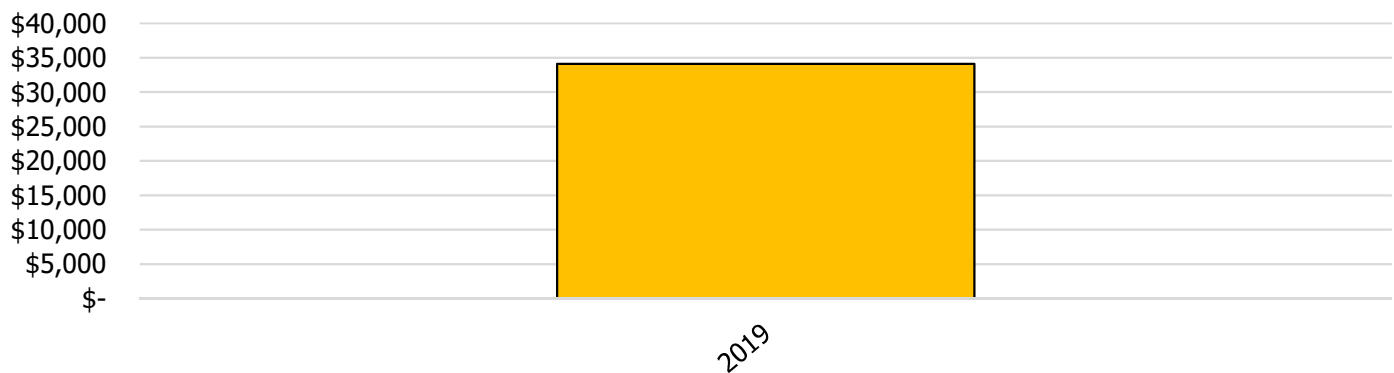
PENZONE

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	43-16	11/7/2016
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2047	

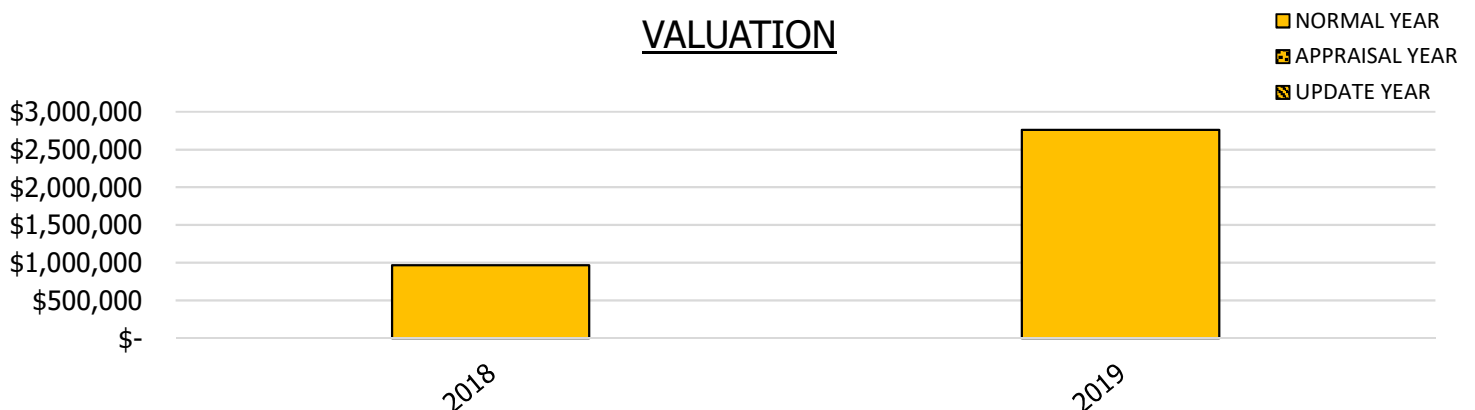
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.03	2019
TOTAL PROJECT COSTS:	\$0.00	2019

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$1.40
ACTUAL:	\$2.76

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



PENZONE

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-009119-00	\$ 968,900	\$ 2,760,000	\$ 1,791,100	184.86%

TIF TOTAL

\$ 968,900

\$ 2,760,000

\$ 1,791,100

184.86%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



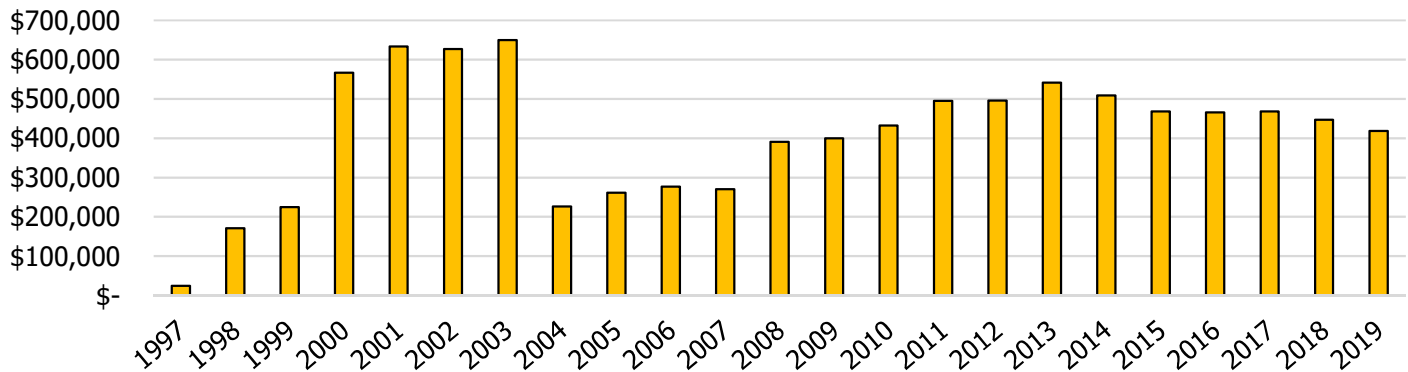
PERIMETER CENTER

	ORD. #	DATE
CREATED:	58-94	6/20/1994
LAST MODIFIED:	60-00	2/7/2000
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	202	
EXPIRATION YEAR:	2024	

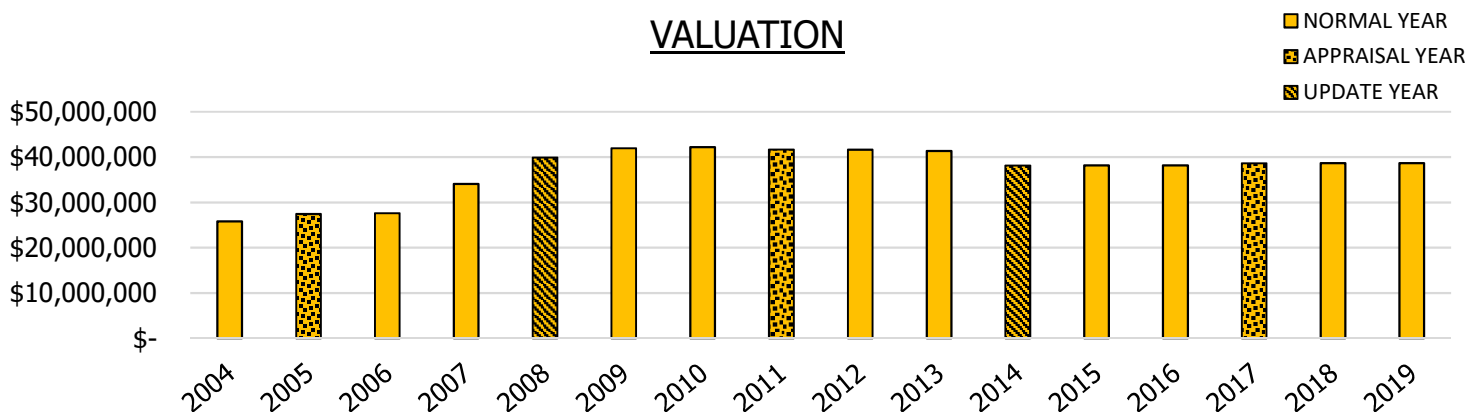
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$12.59	1997
TOTAL PROJECT COSTS:	\$4.66	1995

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$35.00
ACTUAL:	\$38.70

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



PERIMETER CENTER

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
202 PARCELS	\$ 38,637,900	\$ 38,699,100	\$ 61,200	0.16%

TIF TOTAL

\$ 38,637,900

\$ 38,699,100

\$ 61,200

0.16%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



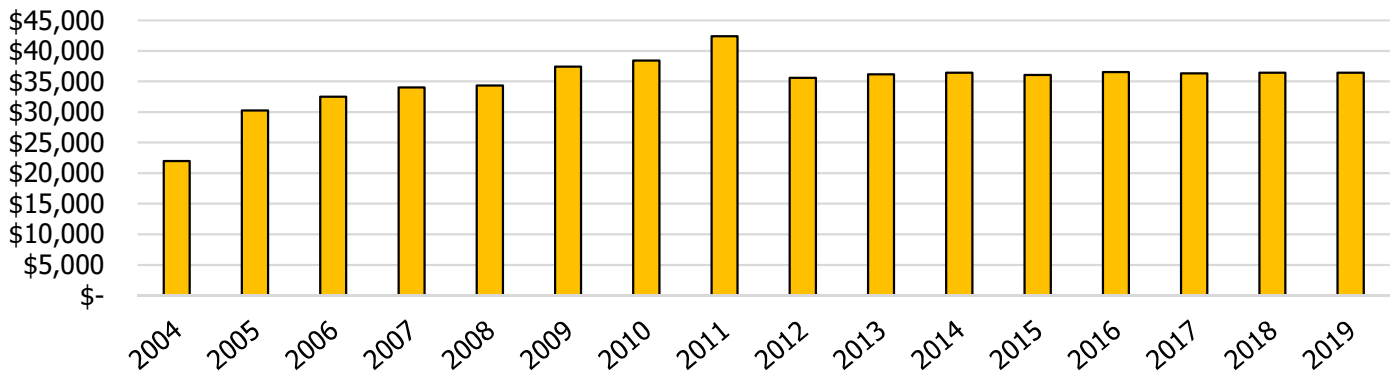
PERIMETER LOOP

	ORD. #	DATE
CREATED:	56-02	4/22/2002
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	2	
EXPIRATION YEAR:	2032	

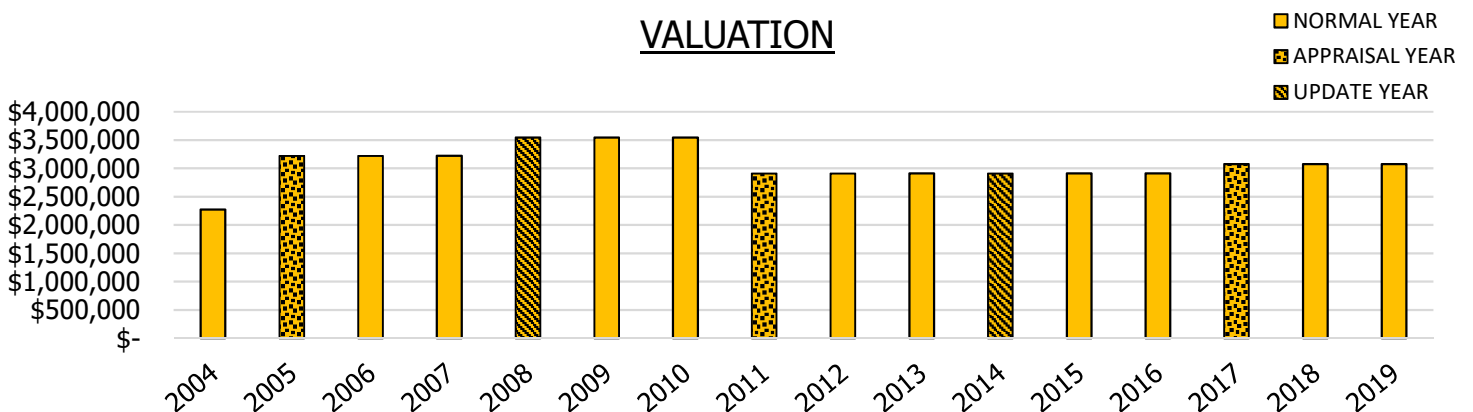
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.58	2004
TOTAL PROJECT COSTS:	\$1.64	2004

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$0.00
ACTUAL:	\$3.08

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



PERIMETER LOOP

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-010471-00	\$ 3,037,300	\$ 3,037,300	\$ -	0.00%
273-010474-00	38,900	38,900	-	0.00%

TIF TOTAL

\$ 3,076,200

\$ 3,076,200

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



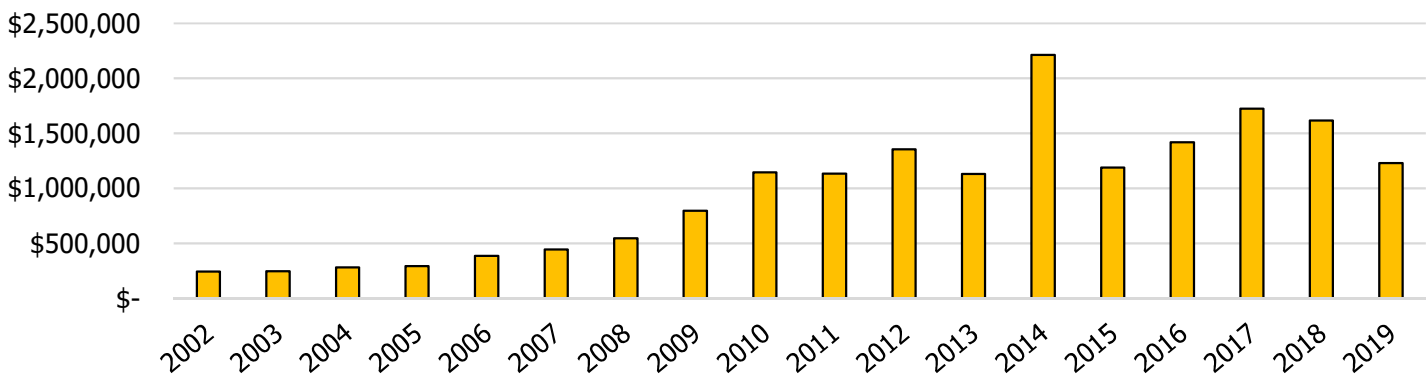
PERIMETER WEST

	ORD. #	DATE
CREATED:	56-94	6/20/1994
LAST MODIFIED:	128-99	12/13/1999
TYPE:	STRAIGHT TIF	
PARCEL COUNT:	34	
EXPIRATION YEAR:	2024	

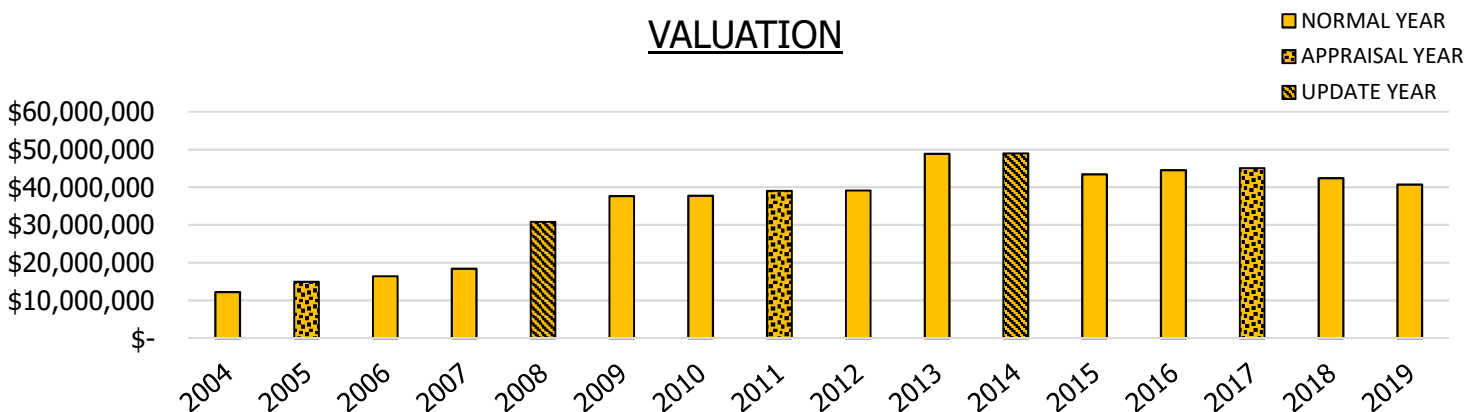
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$18.18	2002
TOTAL PROJECT COSTS:	\$11.17	2000

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$8.45
ACTUAL:	\$40.71

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



PERIMETER WEST

KEY HIGHLIGHTS

TY 2015 - 2019

2019: DECREASED IN VALUE \$1.7 MILLION OR -4%. THE DECREASE WAS DUE TO BOR DECISION.

2018: DECREASED IN VALUE \$2.65 MILLION OR -5.88%. THE DECREASE WAS PRIMARILY DUE TO THE OHIOHEALTH PROPERTY AND BOR DECISIONS.

2015: DECREASE OF \$5.6 MILLION OR -11.3%. SEVEN PARCELS DECREASED IN VALUE BUT THE MOST IMPACTFUL REDUCTION WAS AT THE PACER BUILDING (PARCEL 273-010212). THIS PROPERTY SAW A REDUCTION OF \$3.7 MILLION. THE PACER BUILDING AS WELL AS ONE OTHER PARCELG WERE REDUCED AS A RESULT OF A TRIENNIAL CORRECTION IN 2015 BASED ON SALE AND INFORMATION PROVIDED BY THE PROPERTY OWNERS. THE OTHERS WITHIN THIS TIF WERE REDUCED AS A RESULT OF BOARD OF REVISION DECISIONS.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-001899-00	\$ 100,200	\$ 100,200	\$ -	0.00%
273-002476-00	47,200	47,200	-	0.00%
273-003679-00	889,500	889,500	-	0.00%
273-001898-00	155,500	155,500	-	0.00%
273-010212-00	6,388,400	6,388,400	-	0.00%
273-010700-00	12,203,800	12,203,800	-	0.00%
273-001900-00	1,107,900	1,107,900	-	0.00%
273-005937-00	2,046,500	2,046,500	-	0.00%
273-012128-00	251,500	251,500	-	0.00%
273-012131-00	1,151,200	1,151,200	-	0.00%
273-012133-00	285,600	285,600	-	0.00%
273-012148-00	4,086,500	2,369,500	(1,717,000)	-42.02%
273-012163-00	724,700	724,700	-	0.00%
273-012164-00	724,700	724,700	-	0.00%
273-012165-00	724,700	724,700	-	0.00%
273-012167-00	288,000	288,000	-	0.00%
273-012201-00	419,700	419,700	-	0.00%
273-012202-00	158,800	158,800	-	0.00%
273-012217-00	724,900	724,900	-	0.00%
273-012231-00	1,822,600	1,822,600	-	0.00%
273-012232-00	1,230,800	1,230,800	-	0.00%
273-012252-00	554,800	554,800	-	0.00%
273-012253-00	1,064,100	1,064,100	-	0.00%
273-012256-00	283,700	283,700	-	0.00%
273-012257-00	527,900	527,900	-	0.00%
273-012321-00	534,800	534,800	-	0.00%
273-012351-00	688,400	688,400	-	0.00%
273-012352-00	462,900	462,900	-	0.00%
273-012373-00	319,700	319,700	-	0.00%
273-012374-00	335,300	335,300	-	0.00%
273-012424-00	243,000	243,000	-	0.00%
273-012425-00	251,500	251,500	-	0.00%
273-012708-00	813,500	813,500	-	0.00%
273-012709-00	817,800	817,800	-	0.00%
TIF TOTAL	\$ 42,430,100	\$ 40,713,100	\$ (1,717,000)	-4.05%



2020 TAX INCREMENT FINANCING REPORT



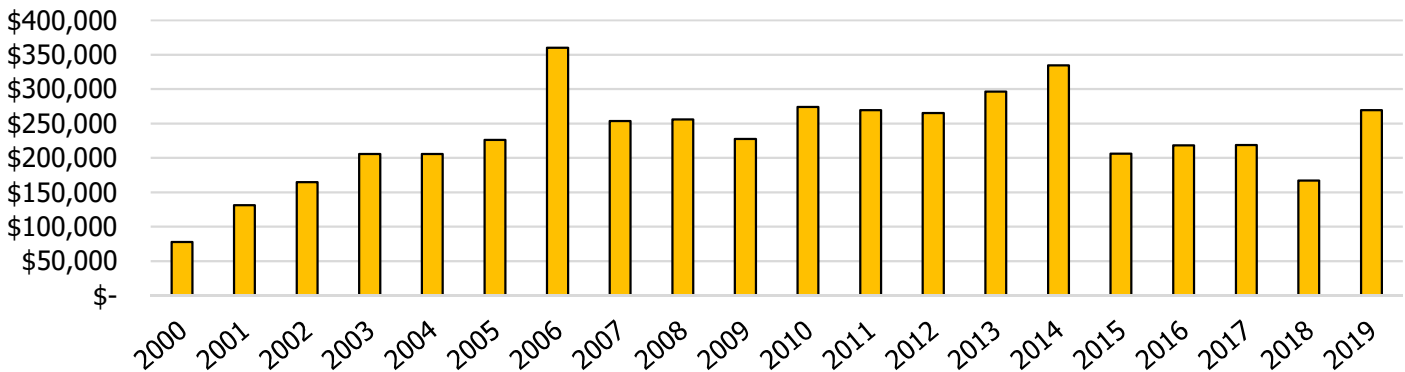
PIZZUTI

	ORD. #	DATE
CREATED:	107-97	8/11/1997
LAST MODIFIED:	105-14	10/27/2014
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	2	
EXPIRATION YEAR:	2027	

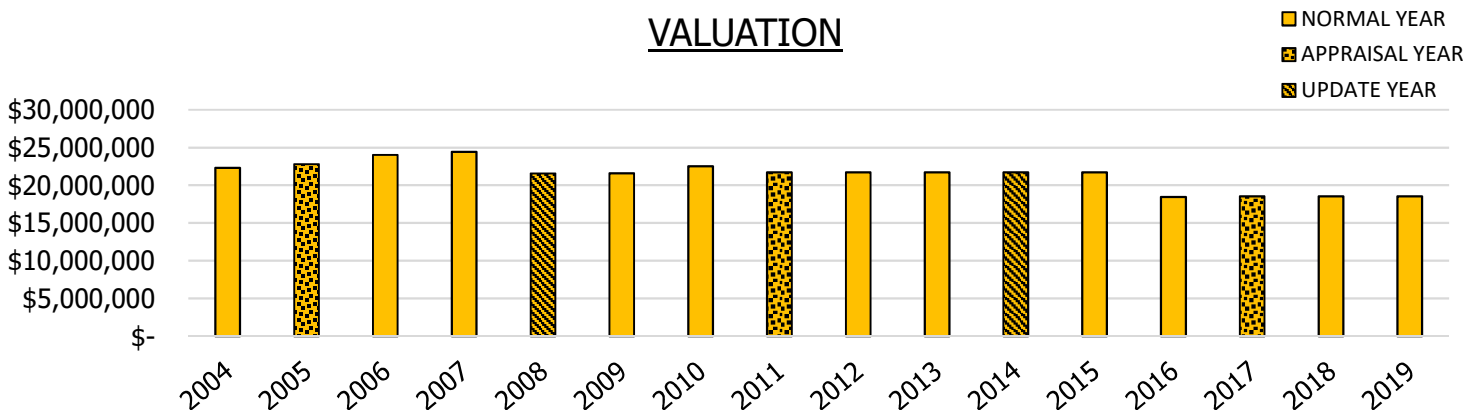
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$5.41	2000
TOTAL PROJECT COSTS:	\$5.33	1998

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$22.00
ACTUAL:	\$18.53

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



PIZZUTI

KEY HIGHLIGHTS

TY 2015 - 2019

2016: DECREASE OF \$3,26 MILLION OR 15%. THERE ARE ONLY TWO PARCELS WITHIN THIS TIF AND BOTH SAW DECREASES IN VALUE AS A RESULT OF BOARD OF REVISION DECISIONS.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-009718-00	\$ 8,902,500	\$ 8,902,500	\$ -	0.00%
273-001702-00	9,631,500	9,631,500	-	0.00%

TIF TOTAL

\$ 18,534,000

\$ 18,534,000

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



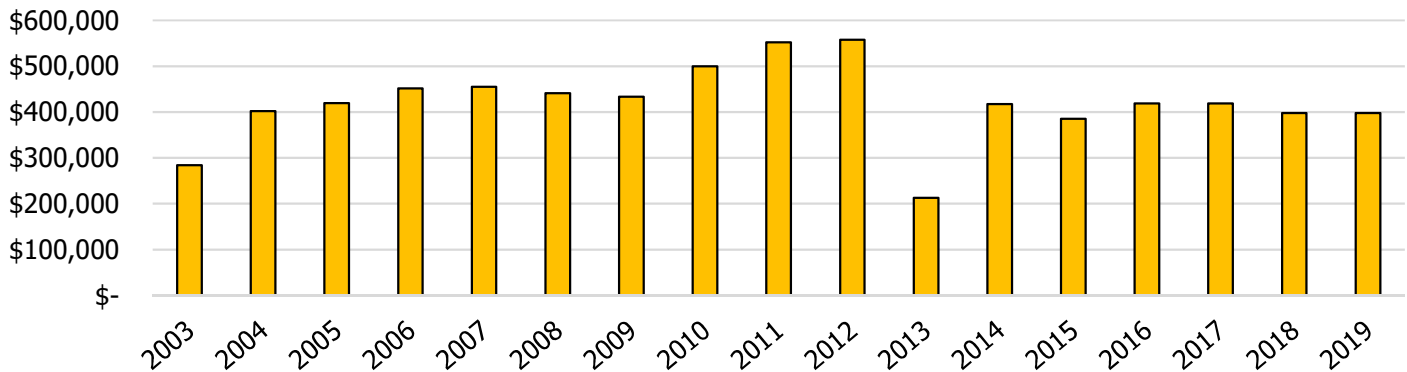
RINGS FRANTZ

	ORD. #	DATE
CREATED:	83-00	6/19/2000
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2030	

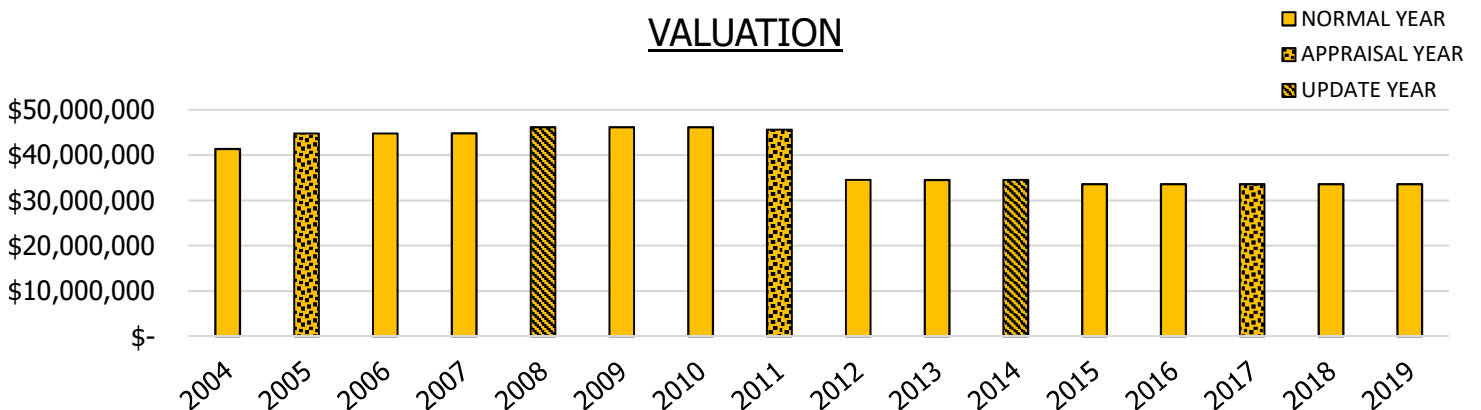
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$7.83	2003
TOTAL PROJECT COSTS:	\$6.55	2000

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$32.00
ACTUAL:	\$33.58

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



RINGS FRANTZ

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-009964-00	\$ 33,583,800	\$ 33,583,800	\$ -	0.00%

TIF TOTAL	<u>\$ 33,583,800</u>	<u>\$ 33,583,800</u>	<u>\$ -</u>	<u>0.00%</u>
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EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



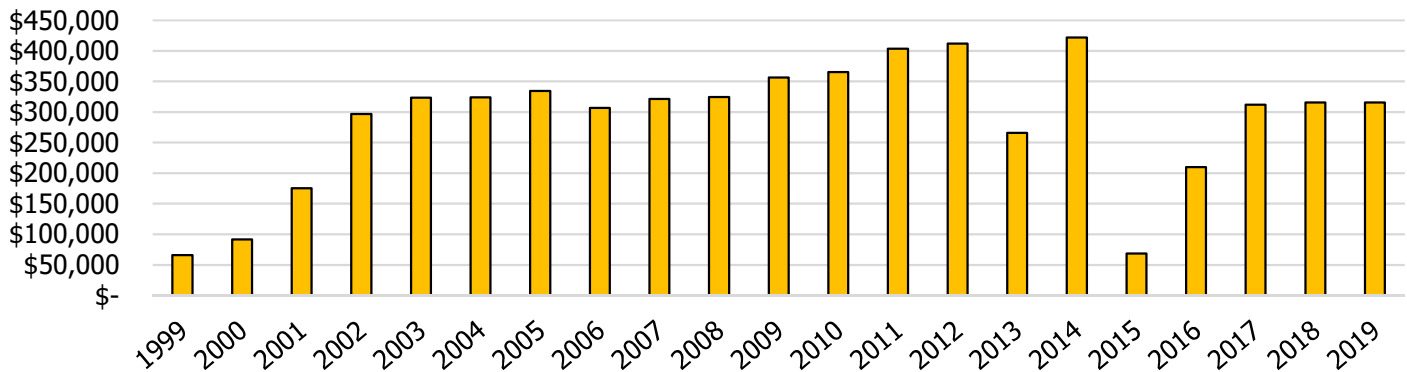
RINGS ROAD

	ORD. #	DATE
CREATED:	105-97	8/11/1997
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2027	

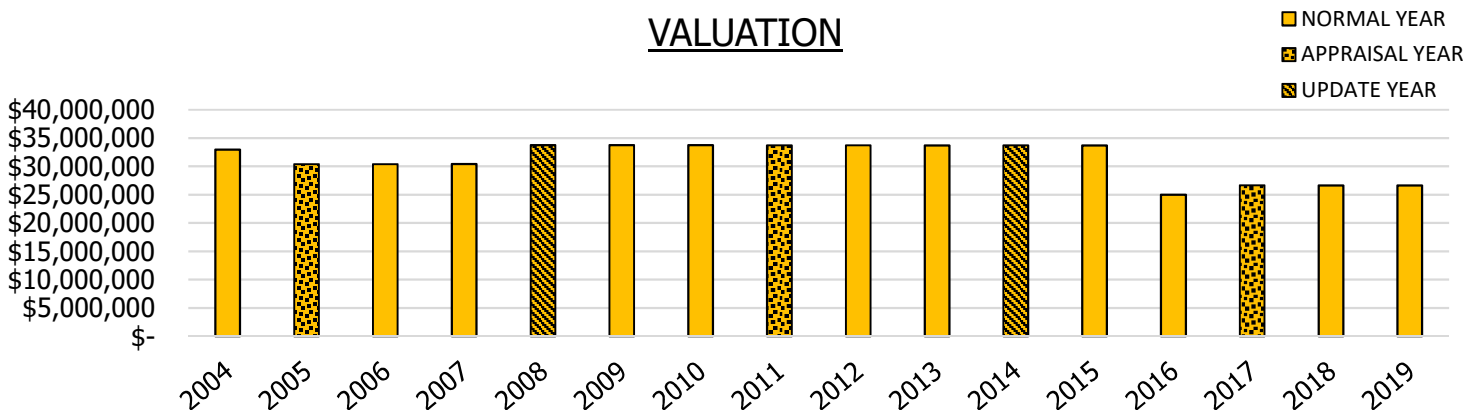
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$7.29	1999
TOTAL PROJECT COSTS:	\$6.17	1998

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$0.00
ACTUAL:	\$26.65

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



RINGS ROAD

KEY HIGHLIGHTS

TY 2015 - 2019

2016: DECREASED IN VALUE \$8.7 MILLION OR 25.8%. THE CHANGE IS DUE TO A DECREASE IN THE VALUE OF THE ATRIUM II PROPERTY.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-008241-00	\$ 26,654,500	\$ 26,654,500	\$ -	0.00%

TIF TOTAL

\$ 26,654,500

\$ 26,654,500

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



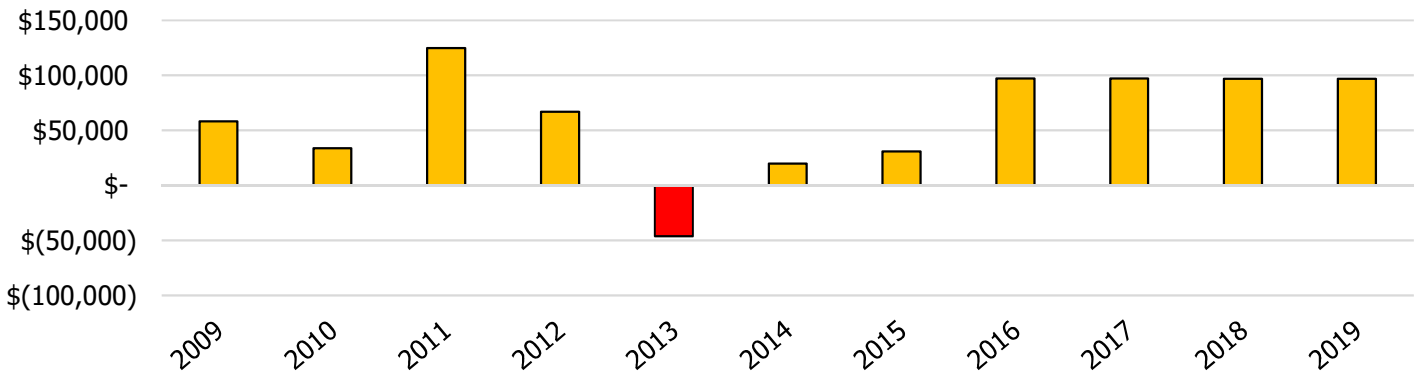
RIVER RIDGE

	ORD. #	DATE
CREATED:	44-05	9/6/2005
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	2	
EXPIRATION YEAR:	2036	

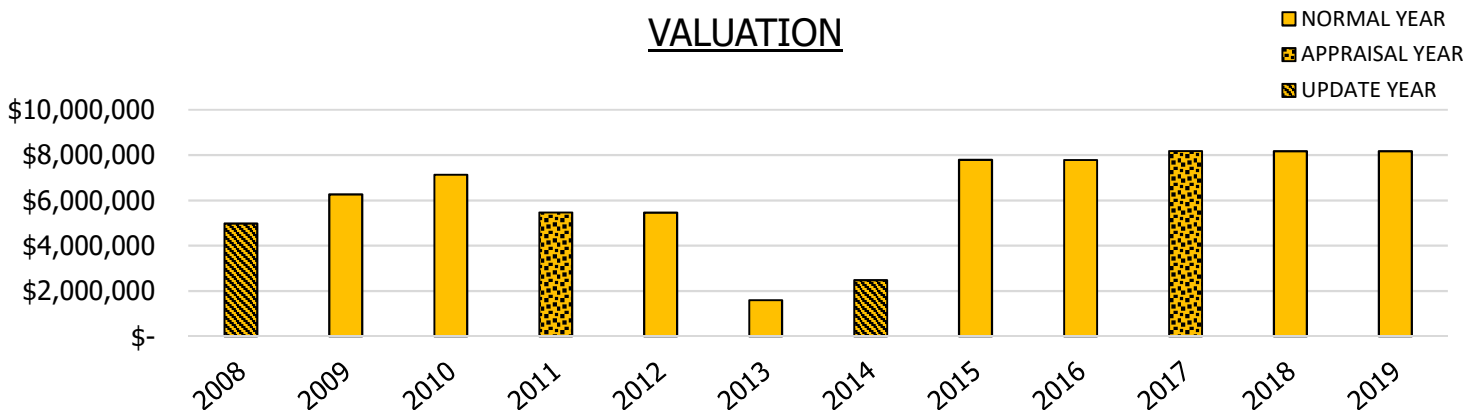
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.68	2009
TOTAL PROJECT COSTS:	\$2.30	2006

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$16.80
ACTUAL:	\$8.17

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



RIVER RIDGE

KEY HIGHLIGHTS

TY 2015 - 2019

2015: INCREASED \$5.3 MILLION, OR 335%. THIS INCREASE WAS ATTRIBUTABLE TO AN INCREASE IN THE VALUE OF THE SHOPPING CENTER.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-008269-00	\$ 7,200,600	\$ 7,200,600	\$ -	0.00%
273-012462-00	974,100	974,100	-	0.00%

TIF TOTAL

\$ 8,174,700

\$ 8,174,700

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



RIVIERA

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	29-17	6/26/2017
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	3	
EXPIRATION YEAR:	APPLICATION NOT FILED	
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.00	NA
TOTAL PROJECT COSTS:	\$2.23	2017

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$113.80
ACTUAL:	\$0.00

SERVICE PAYMENTS

\$1	
\$1	
\$1	
\$0	
\$0	
\$-	

VALUATION

- NORMAL YEAR
- APPRAISAL YEAR
- UPDATE YEAR

\$1	
\$1	
\$1	
\$0	
\$0	
\$-	

*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



RIVIERA

KEY HIGHLIGHTS

TY 2015 - 2019

SHOWING FRANKLIN COUNTY PARCEL ONLY

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-000401-00	\$ -	\$ -	\$ -	

TIF TOTAL

\$ -

\$ -

\$ -



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



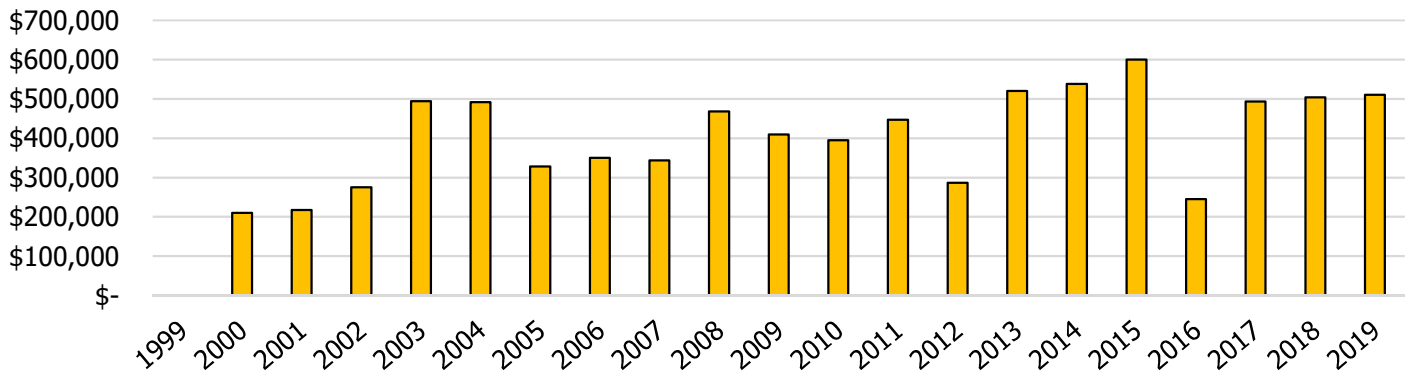
RUSCILLI

	ORD. #	DATE
CREATED:	82-97	6/9/1997
LAST MODIFIED:	67-13	8/26/2013
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	26	
EXPIRATION YEAR:	2027	

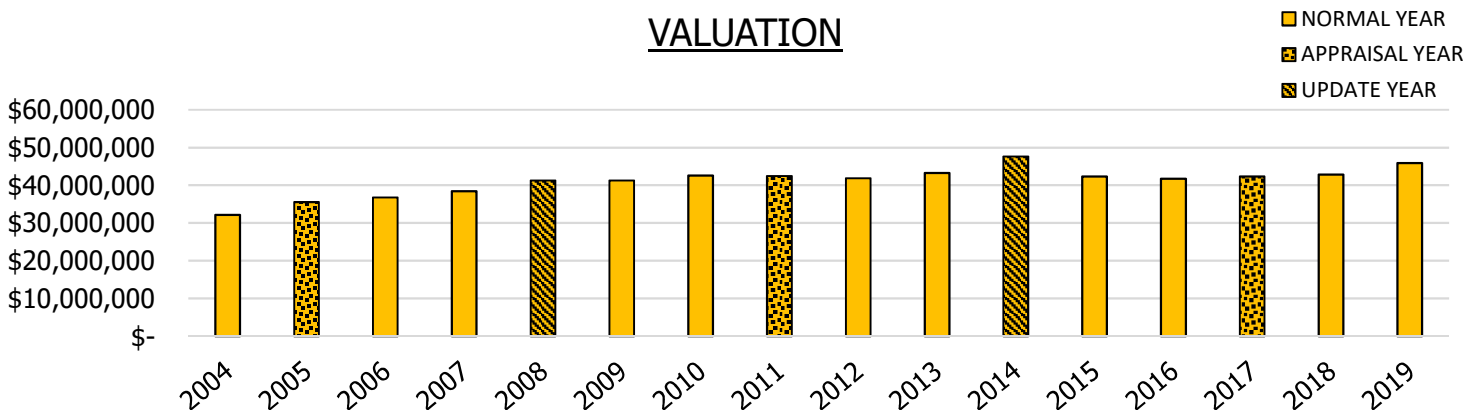
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$9.82	1999
TOTAL PROJECT COSTS:	\$7.41	1997

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$7.90
ACTUAL:	\$45.91

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



RUSCILLI

KEY HIGHLIGHTS

TY 2015 - 2019

2019: INCREASED IN VALUE \$3 MILLION OR 7.12%. INCREASE IS PRIMARILY DUE TO CHANGES RESULTING FROM IMPORVEMENTS TO ONE PARCEL.

2018: INCREASED IN VALUE \$540,000 OR 1.28%. INCREASE IS PRIMARILY DUE TO CHANGES RESULTING FROM STRUCTURAL IMPORVEMENTS MADE TO ONE PARCEL.

2015: DECREASED NEARLY \$5.3 MILLION OR 11.1%. THIS IS LARGELY ATTRIBUTABLE TO THE REDUCTION IN VALUE ON ONE PROPERTY WITHIN THE TIF; PARCEL 273-008212, WHICH IS THE EASTERN MOST PARCEL THAT IS PART OF THE MAG DEVELOPMENT. THIS REDUCTION WAS A RESULT OF A BOARD OF REVISION FILING IN 2015.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-009800-00	\$ 1,658,100	\$ 1,658,100	\$ -	0.00%
273-001845-00	4,839,600	4,839,600	-	0.00%
273-009976-00	1,470,800	4,043,200	2,572,400	174.90%
273-010203-00	3,786,000	3,786,000	-	0.00%
273-009719-00	1,146,400	1,670,100	523,700	45.68%
273-008211-00	3,282,300	3,282,300	-	0.00%
273-008212-00	9,845,100	9,845,100	-	0.00%
273-010938-00	508,900	508,900	-	0.00%
273-010939-00	549,200	503,900	(45,300)	-8.25%
273-010940-00	549,200	549,200	-	0.00%
273-010941-00	549,200	549,200	-	0.00%
273-010942-00	549,200	549,200	-	0.00%
273-010943-00	549,200	549,200	-	0.00%
273-010944-00	549,200	549,200	-	0.00%
273-011044-00	292,500	292,500	-	0.00%
273-011047-00	184,500	184,500	-	0.00%
273-011297-00	7,775,700	7,775,700	-	0.00%
273-012162-00	493,000	493,000	-	0.00%
273-012189-00	564,900	564,900	-	0.00%
273-012197-00	564,800	564,800	-	0.00%
273-012213-00	543,500	543,500	-	0.00%
273-012293-00	558,000	558,000	-	0.00%
273-012711-00	509,100	509,100	-	0.00%
273-012712-00	509,100	509,100	-	0.00%
273-012713-00	514,100	514,100	-	0.00%
273-012714-00	514,100	514,100	-	0.00%

TIF TOTAL

\$ 42,855,700

\$ 45,906,500

\$ 3,050,800

7.12%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



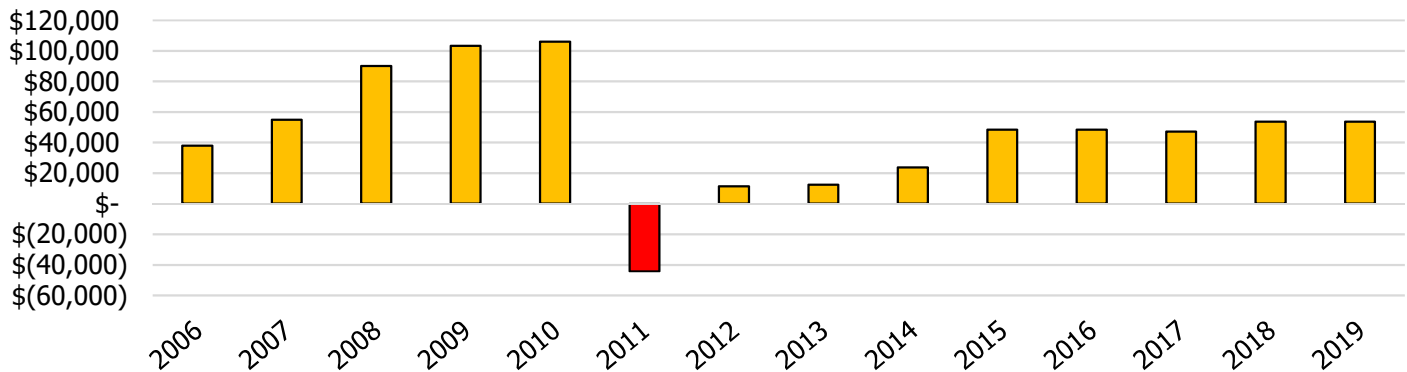
SHAMROCK BOULEVARD

	ORD. #	DATE
CREATED:	127-03	12/15/2003
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2033	

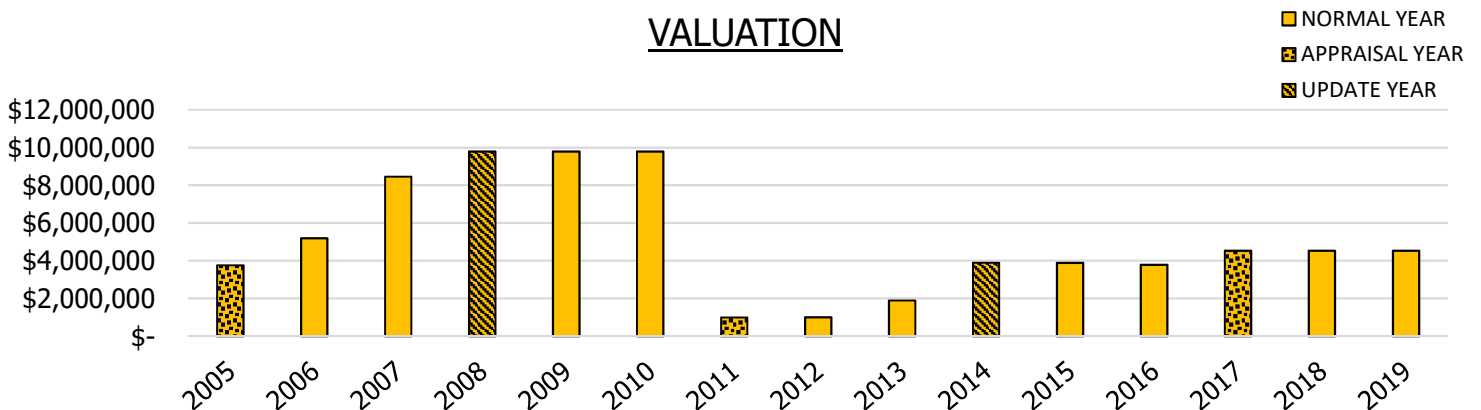
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.65	2006
TOTAL PROJECT COSTS:	\$2.06	2004

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$9.30
ACTUAL:	\$4.53

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



SHAMROCK BOULEVARD

KEY HIGHLIGHTS

TY 2015 - 2019

2017: INCREASED IN VALUE \$740,300 OR 19.5%. THE INCREASE IS DUE TO CHANGE IN VALUE OF THE WENDY'S HQ.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-008805-00	\$ 4,528,800	\$ 4,528,800	\$ -	0.00%

TIF TOTAL

\$ 4,528,800

\$ 4,528,800

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



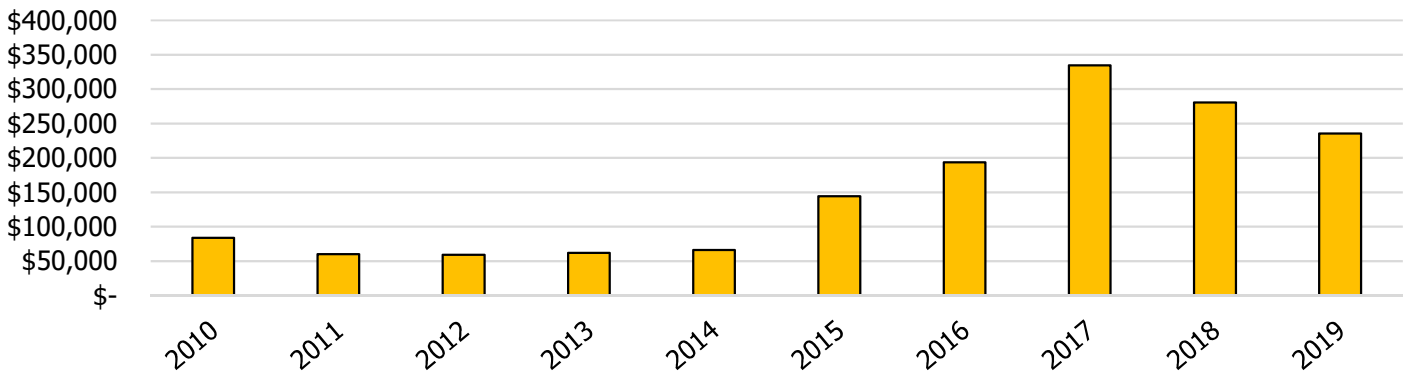
SHAMROCK CROSSING

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	40-07	2/5/2007
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	6	
EXPIRATION YEAR:	2037	

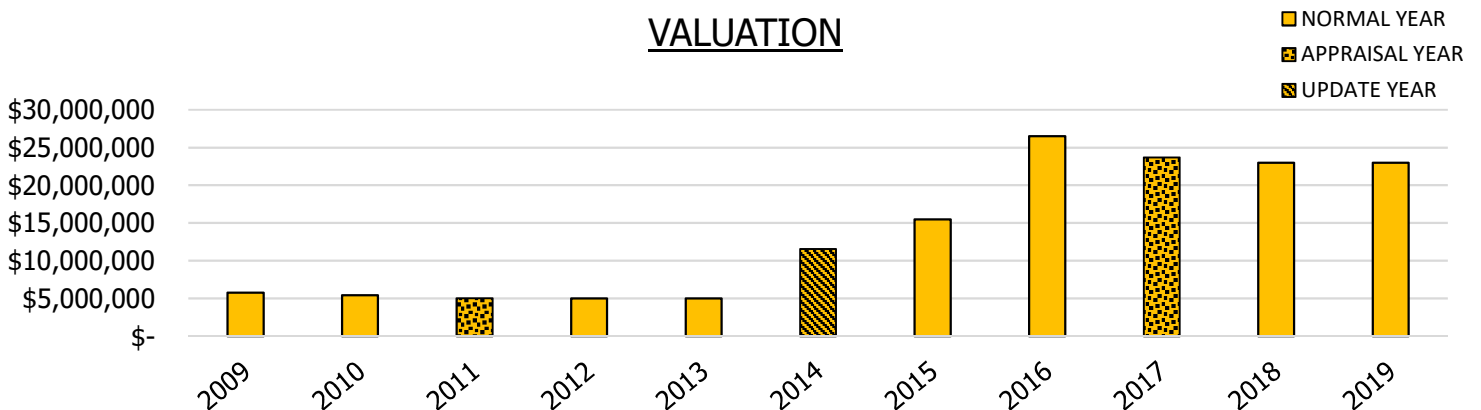
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$1.52	2010
TOTAL PROJECT COSTS:	\$1.61	2007

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$23.00
ACTUAL:	\$22.99

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



SHAMROCK CROSSING

KEY HIGHLIGHTS

TY 2015 - 2019

2018: DECREASED IN VALUE \$700,000 OR BY 2.95%. THE DECREASE IS DUE TO A CHANGE IN VALUE TO THE SENIOR LIVING FACILITY.

2017: DECREASED IN VALUE \$2.8 MILLION OR 10.7%. THE DECREASE IS DUE TO A \$2.8 MILLION REDUCTION IN VALUE OF THE SUNRISE SENIOR LIVING FACILITY.

2016: INCREASED IN VALUE \$11.03 MILLION OR 71.2%. THIS IS THE RESULT OF THE COMPLETION OF THE SUNRISE SENIOR LIVING FACILITY AND STATE BANK.

2015: INCREASED BY 34% OR \$3.9 MILLION. THERE WERE TWO NEW PARCELS THAT DEVELOPED WITHIN THIS TIF – BOTH ASSOCIATED WITH STATE BANK. ADDITIONALLY, THE HEARTLAND OF DUBLIN AND THE SUNRISE ASSISTED LIVING FACILITY BOTH SAW SIGNIFICANT INCREASES IN VALUATION.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012174-00	\$ 792,800	\$ 792,800	\$ -	0.00%
273-012184-00	2,921,500	2,921,500	-	0.00%
273-012199-00	8,700,700	8,700,700	-	0.00%
273-012383-00	7,831,600	7,831,600	-	0.00%
273-012615-00	2,219,300	2,219,300	-	0.00%
273-012616-00	525,700	525,700	-	0.00%

TIF TOTAL

\$ 22,991,600

\$ 22,991,600

\$ -

0.00%



2020 TAX INCREMENT FINANCING REPORT



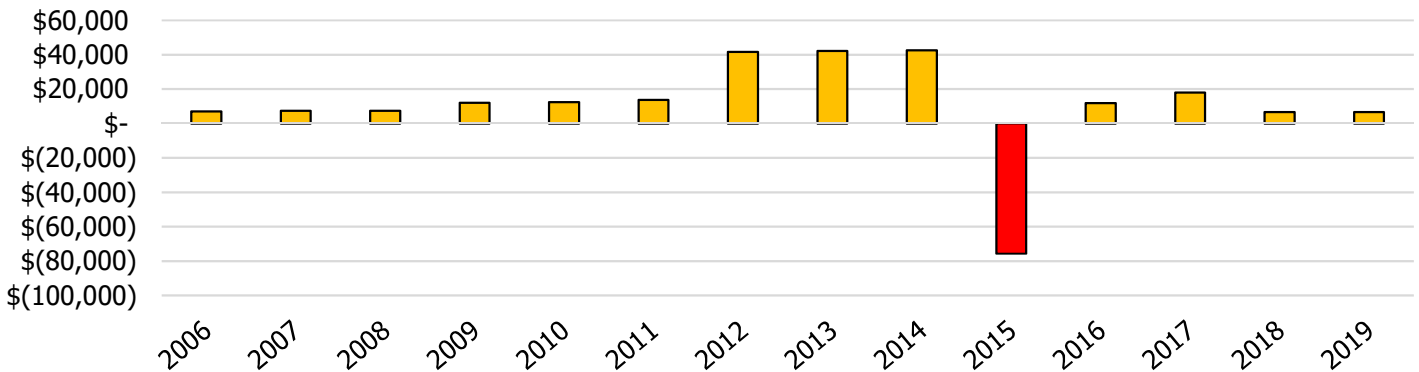
SHIER RINGS

	ORD. #	DATE
CREATED:	65-04	9/20/2004
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2034	

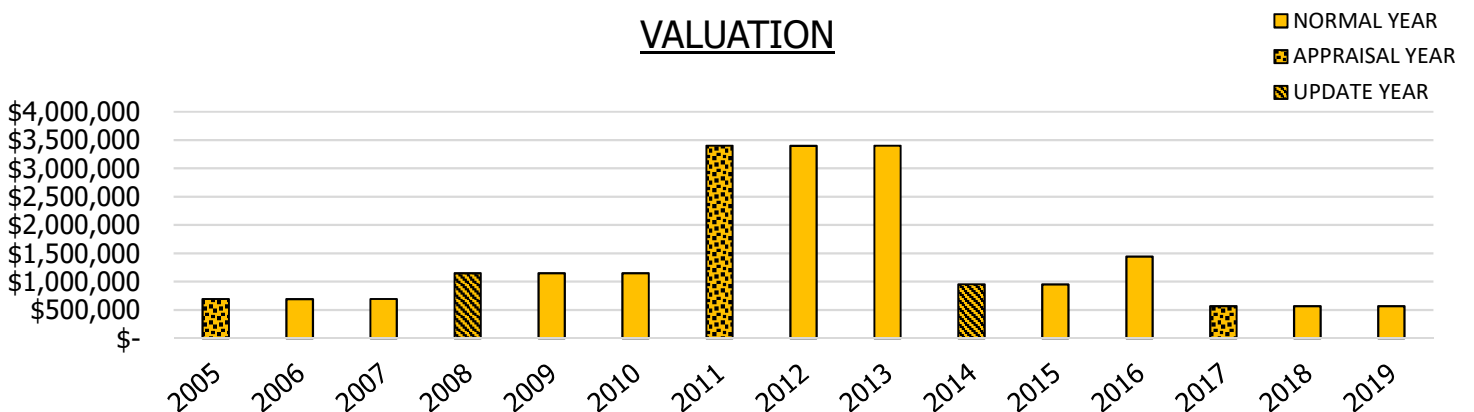
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.15	2006
TOTAL PROJECT COSTS:	\$0.01	2006

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$1.50
ACTUAL:	\$0.57

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



EVERYTHING GROWS HERE.

SHIER RINGS

KEY HIGHLIGHTS

TY 2015 - 2019

2017: DECREASED IN VALUE \$876,300 OR 60.7%. THE DECREASE IS DUE TO A REDUCTION IN VALUE OF THE HIDAKA BUILDING.

2016: INCREASED IN VALUE \$491,300 OR 51.6%. THERE IS ONE PARCEL WITHIN THIS TIF WHICH IS THE HIDAKA BUILDING AND THE INCREASE IS REFLECTIVE OF IMPROVEMENTS MADE TO THE BUILDING.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-005320-00	\$ 566,700	\$ 566,700	\$ -	0.00%

TIF TOTAL

\$ 566,700

\$ 566,700

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



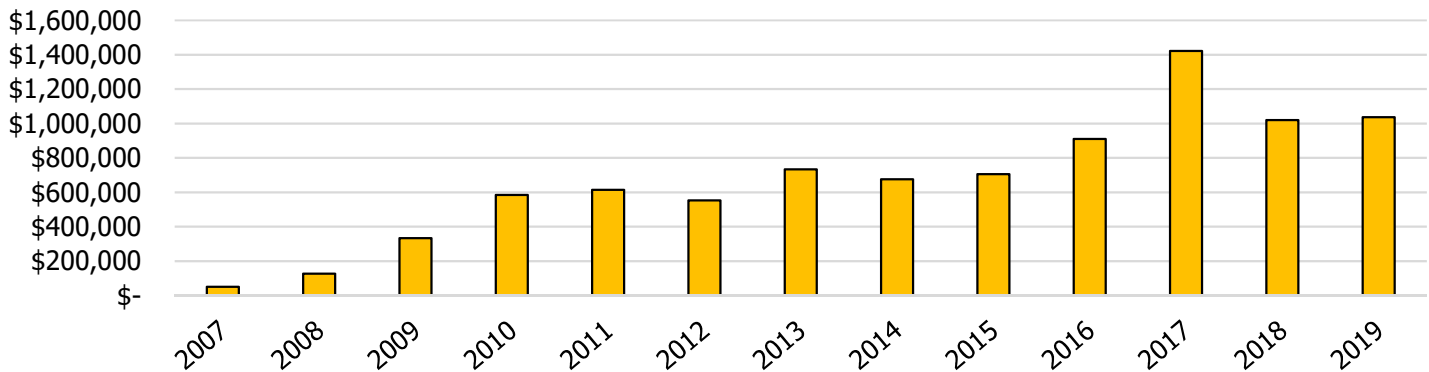
TARTAN WEST

	ORD. #	DATE
CREATED:	90-04	3/15/2004
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	427	
EXPIRATION YEAR:	2034	

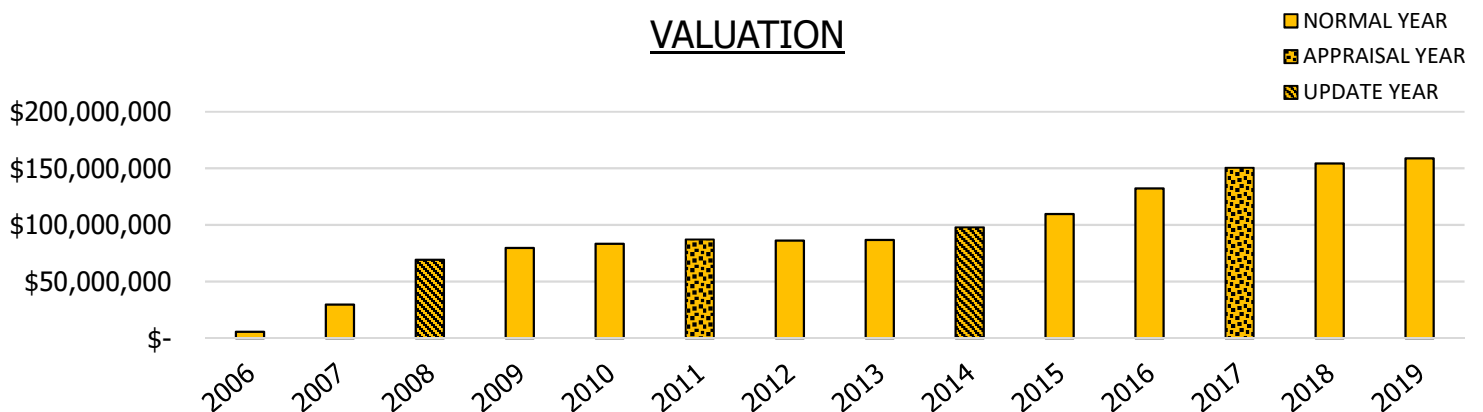
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$8.76	2007
TOTAL PROJECT COSTS:	\$15.18	2004

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$240.00
ACTUAL:	\$159.01

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



TARTAN WEST

KEY HIGHLIGHTS

TY 2015 - 2019

2019: THE VALUE INCREASED \$4.6 MILLION OR 2.96%.

2018: THE VALUE INCREASED \$3.8 MILLION OR 2.55%.

2017: THE VALUE INCREASED \$18.2 MILLION, OR 13.7%.

2016: VALUE INCREASED BY \$1.9 MILLION OR 3.24%. THE INCREASE IS DUE TO AN INCREASE IN TWO PARCELS AND CONSTRUCTION ON ANOTHER PARCEL IN THE TIF DISTRICT.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
426 PARCELS	\$ 154,433,990	\$ 159,006,620	\$ 4,572,630	2.96%

TIF TOTAL

\$ 154,433,990

\$ 159,006,620

\$ 4,572,630

2.96%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



THE CORNERS

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	69-19	12/2/2019
LAST MODIFIED:	83-00	6/19/2000
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	APPLICATION NOT FILED	

<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.00	NA
TOTAL PROJECT COSTS:	\$0.00	NA

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$0.00
ACTUAL:	\$0.00

SERVICE PAYMENTS

\$1	
\$1	
\$1	
\$0	
\$0	
\$-	

VALUATION

- NORMAL YEAR
- APPRAISAL YEAR
- UPDATE YEAR

\$1	
\$1	
\$1	
\$0	
\$0	
\$-	

*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



CARDINAL HEALTH SOUTH CAMPUS

KEY HIGHLIGHTS

TY 2015 - 2019

2019: NEW TIF

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-010749	\$ -	\$ -	\$ -	

TIF TOTAL	\$ -	\$ -	\$ -	
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2020 TAX INCREMENT FINANCING REPORT



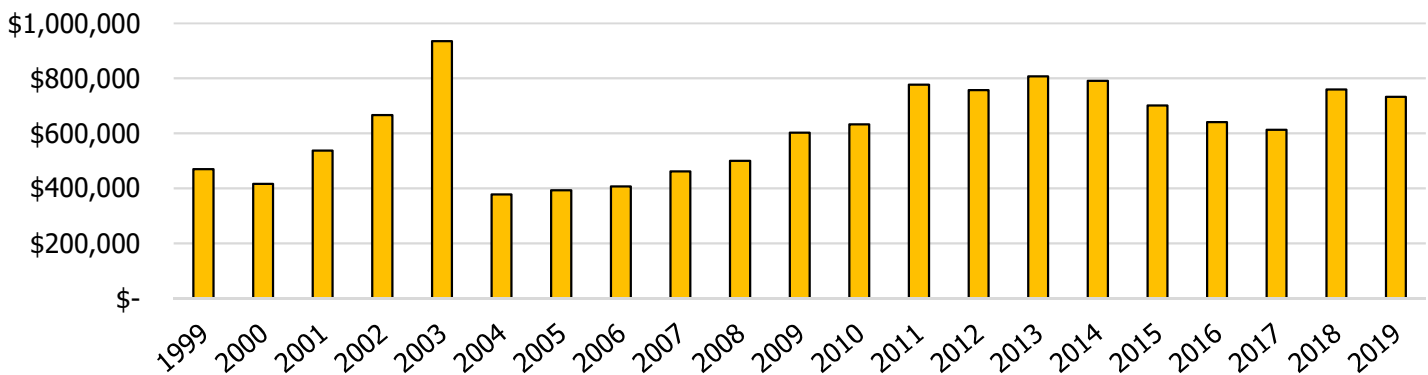
THOMAS KOHLER

	ORD. #	DATE
CREATED:	14-96	4/1/1996
LAST MODIFIED:	50-14	6/23/2014
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	34	
EXPIRATION YEAR:	2026	

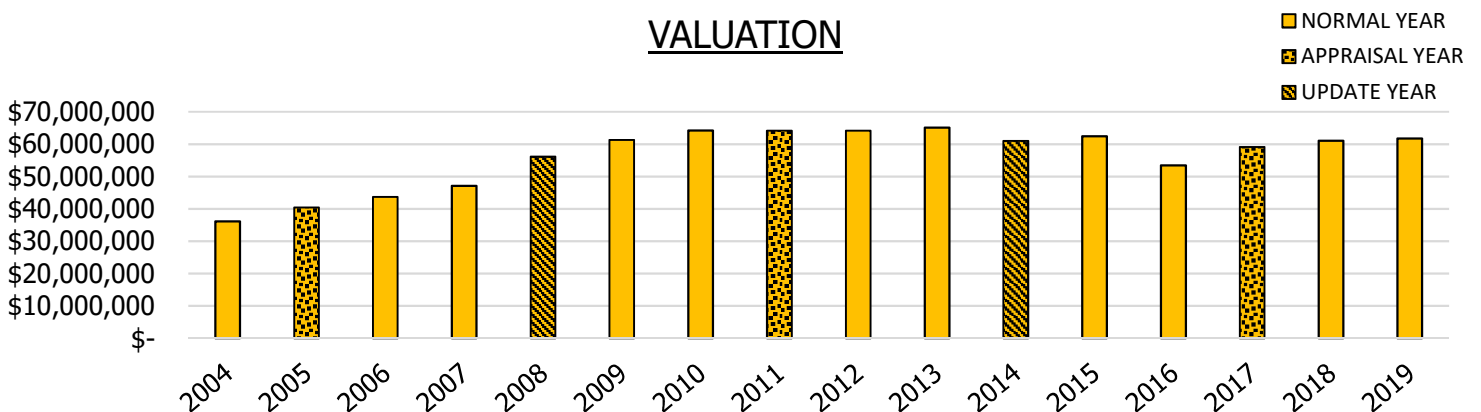
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$16.39	1999
TOTAL PROJECT COSTS:	\$14.09	1996

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$30.00
ACTUAL:	\$61.78

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



KEY HIGHLIGHTS

TY 2015 - 2019

2019: INCREASED IN VALUE \$711,900 OR 1.17%. THE INCREASE IS DUE TO CHANGES IN SEVERAL PARCELS WITH A POSITIVE NET INCREASE IN OVERALL TIF VALUE.

2018: INCREASED IN VALUE \$1.9 MILLION OR 3.24%. THE INCREASE IS DUE TO AN INCREASE IN TWO PARCELS AND CONSTRUCTION ON ANOTHER PARCEL IN THE TIF DISTRICT.

2017: INCREASED IN VALUE \$5.7 MILLION OR 10.75%. THE INCREASE IN VALUATION WAS A RESULT OF TWO DISTINCT PARCELS INCREASING BY APPROXIMATELY \$3.0 MILLION EACH.

2016: DECREASE IN VALUE \$9.02 MILLION OR 14.5%. SIX PARCELS DECREASED IN VALUE BUT THE MOST IMPACTFUL REDUCTION WAS ON THE FORMER QUEST BUILDING (PARCEL 273-010594).

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-004511-00	\$ 144,300	\$ 144,300	\$ -	0.00%
273-005382-00	82,900	82,900	-	0.00%
273-010594-00	17,781,200	17,781,200	-	0.00%
273-012233-00	16,067,300	16,541,300	474,000	2.95%
273-010645-00	11,300	11,300	-	0.00%
273-010646-00	17,400	17,400	-	0.00%
273-011313-00	146,400	146,400	-	0.00%
273-011430-00	413,200	413,200	-	0.00%
273-011431-00	636,100	636,100	-	0.00%
273-011432-00	413,200	413,200	-	0.00%
273-011433-00	413,200	413,200	-	0.00%
273-011775-00	550,200	653,100	102,900	18.70%
273-011776-00	413,200	413,200	-	0.00%
273-012073-00	1,144,800	-	(1,144,800)	-100.00%
273-012125-00	4,367,200	4,367,200	-	0.00%
273-012127-00	7,322,600	7,322,600	-	0.00%
273-012205-00	3,117,700	3,117,700	-	0.00%
273-012206-00	1,762,300	1,762,300	-	0.00%
273-012207-00	458,300	458,300	-	0.00%
273-012214-00	306,600	306,600	-	0.00%
273-012215-00	1,591,400	1,591,400	-	0.00%
273-012258-00	400,400	400,400	-	0.00%
273-012259-00	442,900	442,900	-	0.00%
273-012323-00	275,300	275,300	-	0.00%
273-012385-00	216,100	216,100	-	0.00%
273-012397-00	500,700	500,700	-	0.00%
273-012426-00	419,000	419,000	-	0.00%
273-012617-00	206,600	206,600	-	0.00%
273-012618-00	227,300	227,300	-	0.00%
273-012726-00	263,100	263,100	-	0.00%
273-012727-00	230,800	230,800	-	0.00%
273-012839-00	721,300	721,300	-	0.00%
273-012997-00	-	298,900	298,900	100.00%
273-012998-00	-	980,900	980,900	100.00%
TIF TOTAL	<u>\$ 61,064,300</u>	<u>\$ 61,776,200</u>	<u>\$ 711,900</u>	<u>1.17%</u>



2020 TAX INCREMENT FINANCING REPORT



TULLER 40

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	116-14	1/5/2015
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	9	
EXPIRATION YEAR:	2047	

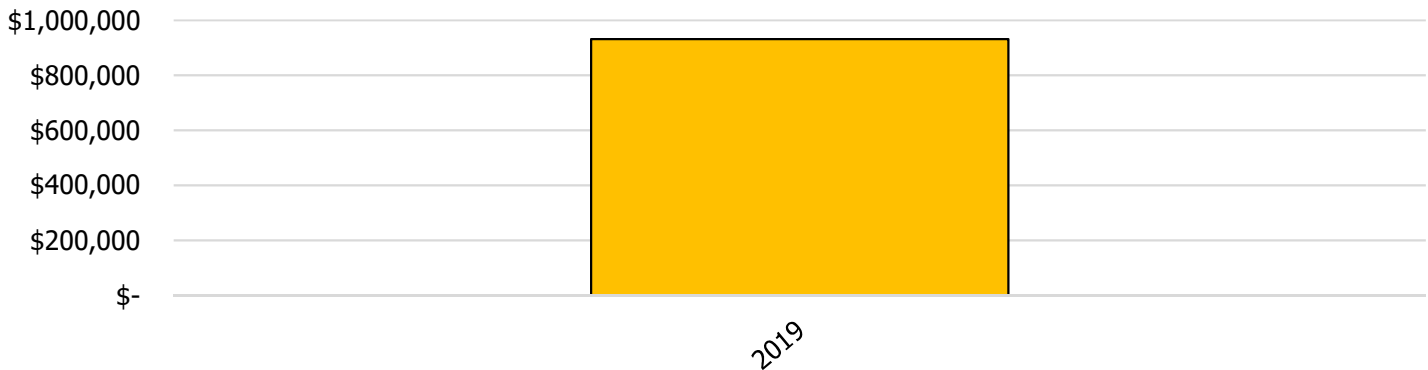
REVENUE & EXPENDITURES (SINCE INCEPTION)

(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$0.93	2019
TOTAL PROJECT COSTS:	\$10.10	2016

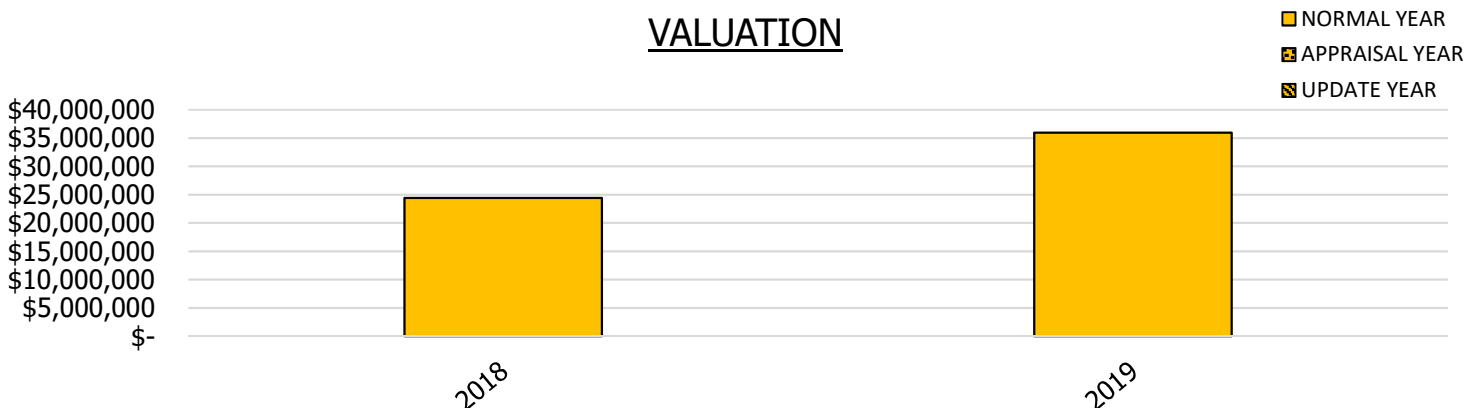
PRIVATE INVESTMENT (AS OF TY 2019)

(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$18.00
ACTUAL:	\$35.96

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



TULLER 40

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012633-00	\$ 4,782,800	\$ 5,282,800	\$ 500,000	10.45%
273-012634-00	5,112,200	5,514,800	402,600	7.88%
273-012636-00	1,386,400	4,076,400	2,690,000	194.03%
273-012637-00	898,300	2,898,300	2,000,000	222.64%
273-012642-00	1,841,200	2,982,100	1,140,900	61.97%
273-012643-00	884,300	3,874,300	2,990,000	338.12%
273-012645-00	2,325,100	3,015,100	690,000	29.68%
273-012647-00	4,804,800	5,304,800	500,000	10.41%
273-012648-00	2,424,200	3,014,200	590,000	24.34%

TIF TOTAL

\$ 24,459,300

\$ 35,962,800

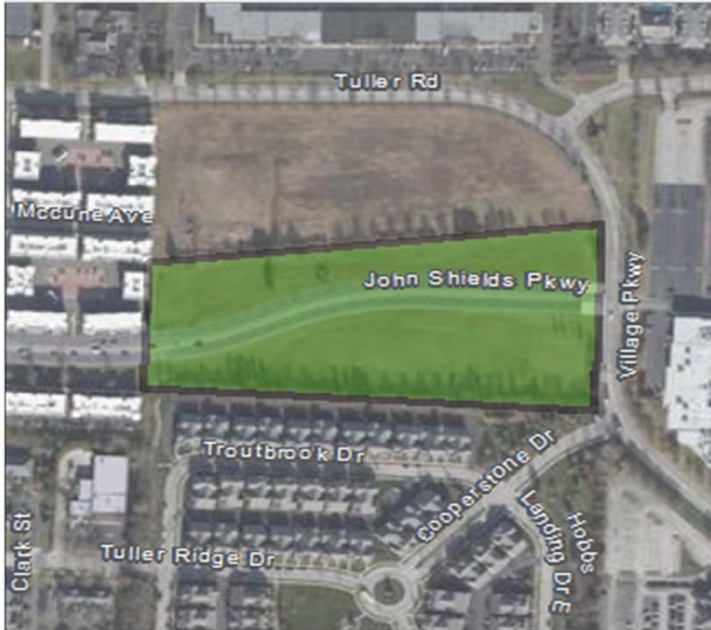
\$ 11,503,500

47.03%



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2020 TAX INCREMENT FINANCING REPORT



TULLER 41

	ORD. #	DATE
CREATED:	118-14	1/5/2015
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2048	

REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$0.00	NA
TOTAL PROJECT COSTS:	\$0.00	NA

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$2.00
ACTUAL:	\$0.00

SERVICE PAYMENTS

\$1	_____
\$1	_____
\$1	_____
\$0	_____
\$0	_____
\$-	_____

VALUATION

- NORMAL YEAR
- APPRAISAL YEAR
- UPDATE YEAR

\$1	_____
\$1	_____
\$1	_____
\$0	_____
\$0	_____
\$-	_____

*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



TULLER 41

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-009088	\$ -	\$ -	\$ -	

TIF TOTAL

\$ -

\$ -

\$ -



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



VRABLE (DUBLIN VILLAGE CENTER)

	ORD. #	DATE
CREATED:	39-13	6/10/2013
LAST MODIFIED:	NA	NA
TYPE:	BSD TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2045	

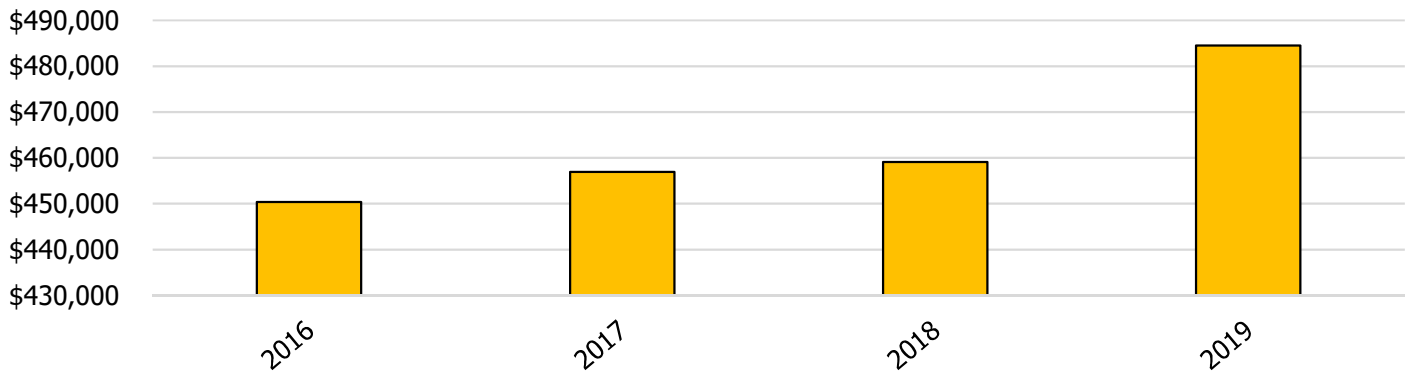
REVENUE & EXPENDITURES (SINCE INCEPTION)

(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$1.85	2016
TOTAL PROJECT COSTS:	\$4.09	2014

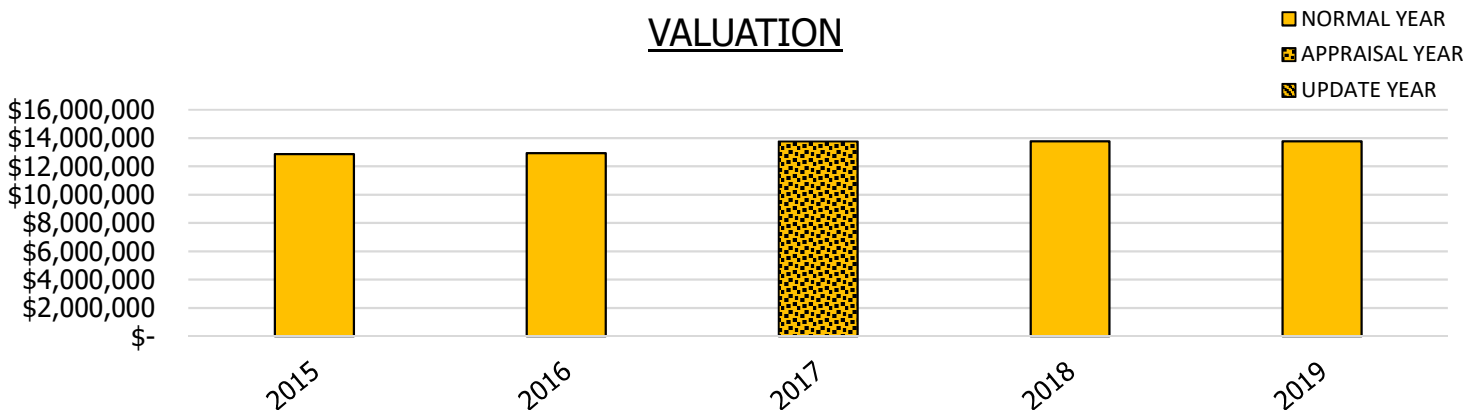
PRIVATE INVESTMENT (AS OF TY 2019)

(\$ MILLIONS)	REAL
PROJECTED:	\$14.00
ACTUAL:	\$13.77

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



VRABLE (DUBLIN VILLAGE CENTER)

KEY HIGHLIGHTS

TY 2015 - 2019

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-012446-00	\$ 13,769,900	\$ 13,769,900	\$ -	0.00%

TIF TOTAL

\$ 13,769,900

\$ 13,769,900

\$ -

0.00%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



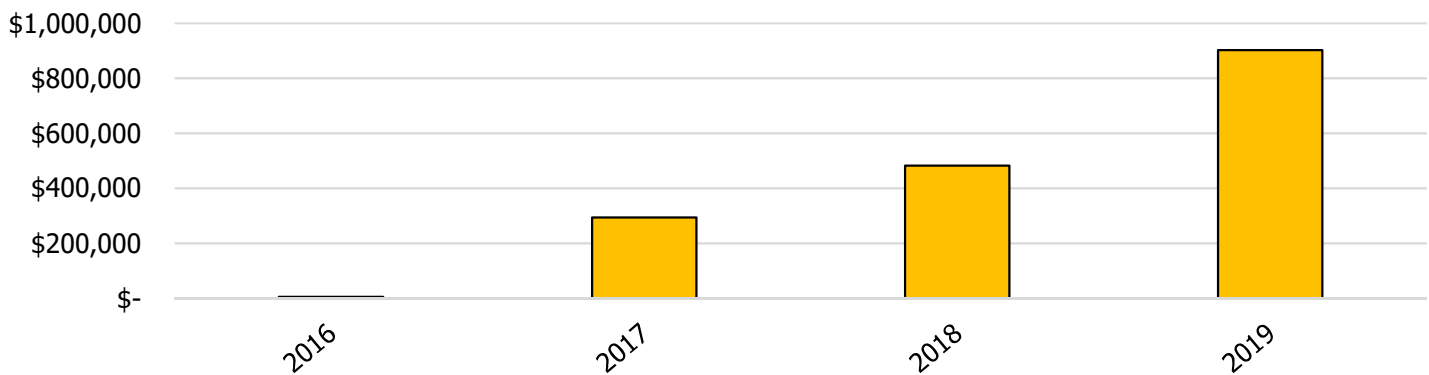
WEST INNOVATION

	<u>ORD. #</u>	<u>DATE</u>
CREATED:	108-14	11/17/2014
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	4	
EXPIRATION YEAR:	2045	

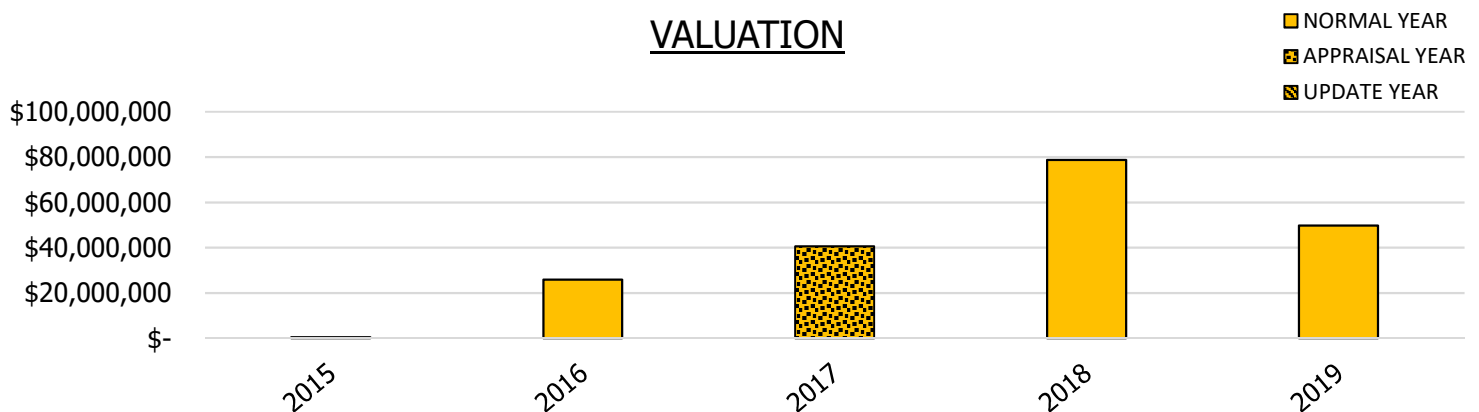
<u>REVENUE & EXPENDITURES (SINCE INCEPTION)</u>		
(\$ MILLIONS)	<u>AMOUNT</u>	<u>START YEAR</u>
TOTAL SERVICE PAYMENTS:	\$1.69	2016
TOTAL PROJECT COSTS:	\$3.27	2015

<u>PRIVATE INVESTMENT (AS OF TY 2019)</u>	
(\$ MILLIONS)	<u>REAL</u>
PROJECTED:	\$50.00
ACTUAL:	\$49.80

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



EVERYTHING GROWS HERE.

WEST INNOVATION

KEY HIGHLIGHTS

TY 2015 - 2019

2019: BOR DECISION. VALUE OF THE VADATA CAMPUS DECREASED BY \$29 MILLION OR -38.20%.

2018: INCREASED IN VALUE \$38.2 MILLION OR 94.25%.

2017: INCREASED IN VALUE \$14.7 MILLION OR 57.0%. THE INCREASE IS DUE TO CHANGE IN VALUE OF THE VADATA CAMPUS.

2016: INCREASED IN VALUE \$25.37 MILLION OR 5518.9%. THIS IS THE RESULT OF THE CONSTRUCTION OCCURRING ON THE VADATA CAMPUS. THE INCREASE IS DUE TO A CHANGE IN THE VALUE OF THE VA CAMPUS.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
275-000005-00	\$ 25,500	\$ 25,500	\$ -	0.00%
275-000009-00	2,767,300	2,767,300	-	0.00%
275-000010-00	75,913,700	46,913,700	(29,000,000)	-38.20%
275-000011-00	96,300	96,300	-	0.00%

TIF TOTAL

\$ 78,802,800

\$ 49,802,800

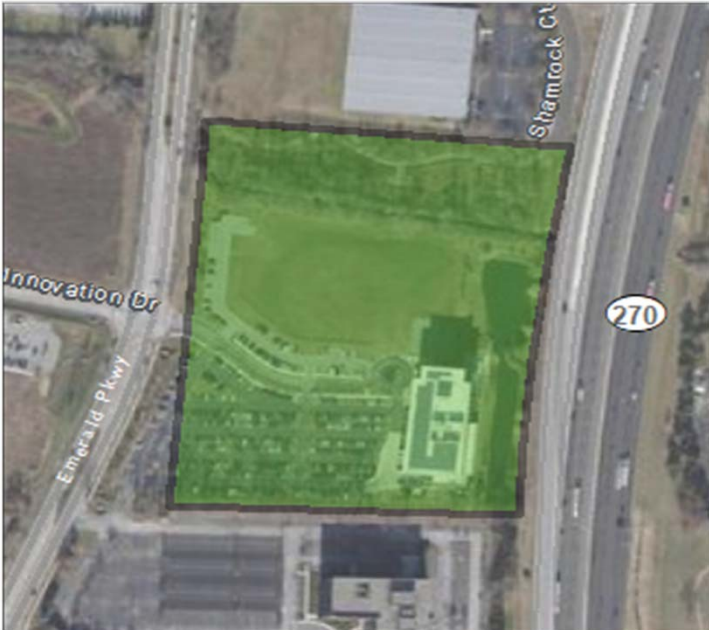
\$ (29,000,000)

-36.80%



EVERYTHING GROWS HERE.

2020 TAX INCREMENT FINANCING REPORT



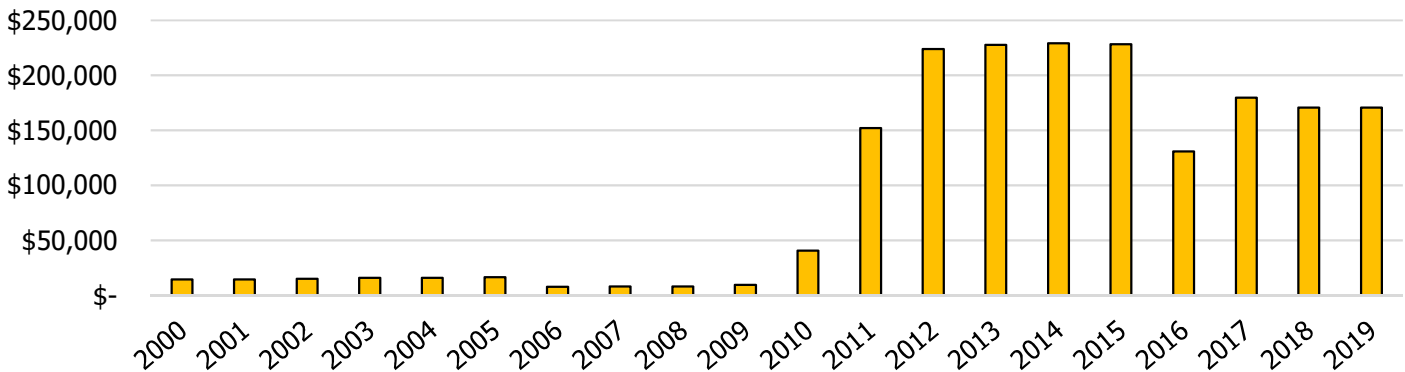
WOERNER TEMPLE

	ORD. #	DATE
CREATED:	25-98	5/4/1998
LAST MODIFIED:	NA	NA
TYPE:	NON-SCHOOL TIF	
PARCEL COUNT:	1	
EXPIRATION YEAR:	2028	

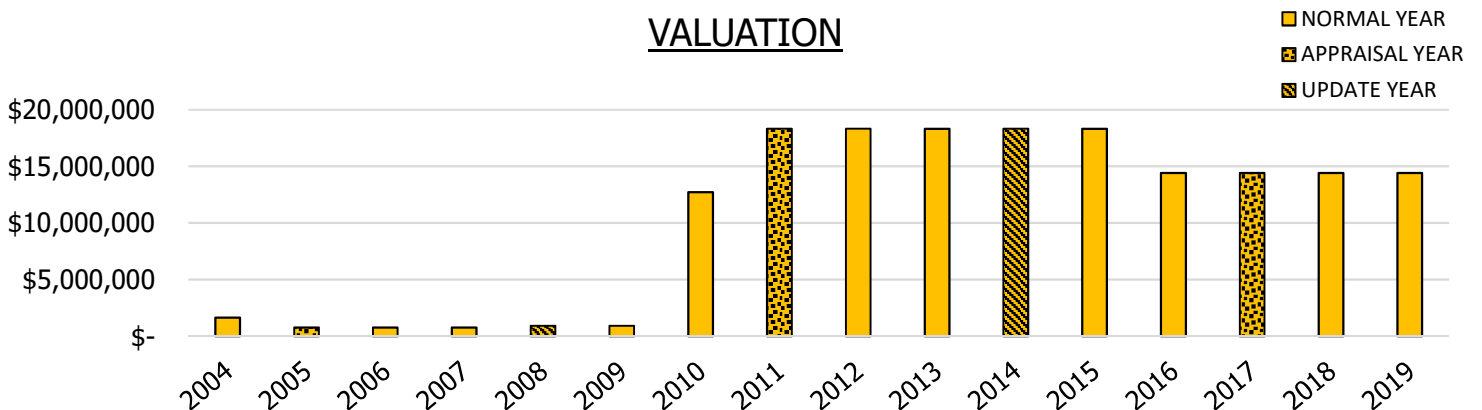
REVENUE & EXPENDITURES (SINCE INCEPTION)		
(\$ MILLIONS)	AMOUNT	START YEAR
TOTAL SERVICE PAYMENTS:	\$1.96	2000
TOTAL PROJECT COSTS:	\$9.36	1997

PRIVATE INVESTMENT (AS OF TY 2019)	
(\$ MILLIONS)	REAL
PROJECTED:	\$0.00
ACTUAL:	\$14.42

SERVICE PAYMENTS



VALUATION



*VALUATION HISTORY NOT AVAILABLE PRIOR TO 2004



WOERNER TEMPLE

KEY HIGHLIGHTS

TY 2015 - 2019

2016: DECREASE IN VALUE \$3.90 MILLION OR 21.3%. THE VALUE OF THE IGS BUILDING WAS REDUCED AS A RESULT OF A BOARD OF REVISION DECISION.

PRIVATE IMPROVEMENTS ABOVE BASE VALUE BY PARCEL

<u>PARCEL ID</u>	<u>2018 VALUE</u>	<u>2019 VALUE</u>	<u>\$ CHANGE</u>	<u>% CHANGE</u>
273-001594-00	\$ 14,416,100	\$ 14,416,100	\$ -	0.00%

TIF TOTAL

\$ 14,416,100

\$ 14,416,100

\$ -

0.00%



EVERYTHING GROWS HERE.