

## Economic Development Tools

The process of actively seeking new businesses and encouraging existing businesses to grow is performed on the county and municipal level. The following is a list of economic tools and development-related issues that the Township should be aware of.

### Enterprise Zones

Enterprise Zones allow for tax abatements on industrial projects conducted within the zone. Abatements can be made for improvements on the real property as a result of the project. Personal property abatements can be taken on machinery, equipment, furniture, fixtures, and inventory that is new or first-used in the State of Ohio. A three-member negotiation team reviews and negotiates the project.

Delaware County currently has three active zones: the City of Delaware Enterprise Zone, the Orange Township Enterprise Zone, and the Village of Sunbury Enterprise Zone. Tax levels can be abated up to a percentage for a defined number of years. This program has a requirement of job creation associated with any abated project. If properly managed, this program has proven to be an engine of growth.

### Finance Authority (Port Authority legislation)

Port Authorities are political subdivisions created by statute for the purpose of enhancing and promoting transportation, economic development, housing, recreation, research, and other issues within the jurisdiction of the authority. They can acquire and sell property, issue bonds, loan monies for construction, operate property in connection with transportation, recreation, government operations, or cultural purposes, engage in activities on behalf of other political subdivisions, among many other functions. It may issue revenue bonds, apply for grants and loans, and even levy a property tax not exceeding one mill for a maximum period of five years. In short, the Authorities can accomplish much more in a competitive fashion than a government entity which is limited by disclosure requirements.

### New Community Authority

The “New Community Authority” (NCA) is a tool defined by ORC 349. It is a process where a district is created for the “conduct of industrial, commercial, residential, cultural, educational, and recreational activities, and designed in accordance with planning concepts for the placement of utility, open space, and other supportive facilities.” The establishment of the Authority can identify sources of revenue, such as a community development charge, or a dollar amount determined on the basis of the assessed valuation of real property.

The New Community district is an area of land described by the developer in a petition and approved by the County Commissioners. The ORC allows the addition of land to the district by amendment by request of landowners.

A New Community Authority may do many things as defined in the Ohio Revised Code, including:

- acquire and dispose of property;
- engage in educational, health, social, vocational, cultural, beautification, landscaping, and recreational activities and related services primarily for residents of the district;
- collect and receive service and user fees;
- adopt rules governing the use of community facilities;
- employ managers and employees;
- sue and be sued;
- enter into contracts, apply for and accept grants, and issue bonds;
- maintain funds or reserves for performance of its duties;
- enter agreements with boards of education for the acquisition of land or other services for educational purposes; and
- engage in planning efforts.

Two New Community Authorities currently impact or have the potential impact within Liberty Township. The Liberty/Powell CA was established to help fund improvements in and around Golf Village. That NCA includes Scioto Reserve in Concord Township, as well as Liberty Village at Steitz Road. The Concord/Scioto NCA was created to accompany the development of the Lower Scioto Wastewater Treatment Plant. Projects that include extension of infrastructure into that plant may petition to be part of that NCA. Liberty lands

include Clark Shaw Reserve South, Harvest Curve, and Harvest Point. Liberty Grand also includes a new Community Authority.

### Community Reinvestment Areas

Community Reinvestment Areas (CRAs) are designated zones where tax abatements are allowable on improvements made as a result of a business expansion or relocation project. Job creation is an additional requirement for participation in the Community Reinvestment Area program.

Only one CRA exists in Delaware County, located in the City of Delaware with the same boundaries as the Delaware Enterprise Zone. The available abatement rate can extend up to 100% on the real property improvements for a term of up to 15 years. The abatement rate and term is a unique negotiation for each project, considering such factors as job creation numbers and real and personal property investment levels.

### Tax Increment Financing

Tax Increment Financing (TIF) is a program to finance public infrastructure by redirecting new real and personal property tax to a debt retirement fund. The value of the property tax exempted is paid as a Service Payment-in-Lieu of Taxes (equal to the amount of exempted value), due at the same time property taxes are due. The portion of the property tax on *improvements* to a site may be up to 75% for 10 years.

TIFs can be created prior to development or after. If existing businesses are involved, a county negotiating committee meets with businesses and discusses if the TIF program can be utilized for a proposed project. If so, the committee will work with the business to reach an agreed exemption level. The Delaware County Economic Development Office works with both the business and negotiating committee to facilitate the process. TIFs are used generally in commercial and industrial settings. Residential TIFs should only be applied where related infrastructure meets a larger public purpose and should be approved only if a number of conditions are met. TIFs should be supported by the local jurisdiction, the applicable school district (unless the district is “made whole”), local fire district, and county representatives.

### Ohio Job Creation Tax Credit

The Ohio Department of Development administers this program in conjunction with local incentive program participation. This program allows a business to receive a tax credit or even a refund against its corporate franchise tax based upon the number of new jobs created with the project.

The requirements of the program are that at least 25 new, full-time jobs must be created within three years of the beginning of the project, and that the new employees must be paid a minimum of 150% of the federal minimum wage.

The Job Creation Tax Credit is a direct credit against a business’ corporate franchise tax. The basis of the credit lies in the state income tax withholding per new employee. The tax credit will be figured from the state income tax

withheld for the new employees. A percentage of the withheld tax will be credited against the business’ corporate franchise tax each year for the term of the agreement. This rate can be up to 75% with a term of up to 10 years.

The Delaware County Economic Development Office will work with businesses interested in this program and put them in contact with the Ohio Department of Development’s representative.

Impact Fees

With increased costs due to rapid growth, many communities would like to impose impact fees on new development. Models for estimating the fiscal impact of new development were developed by Robert Burchell, David Listokin, and William Dolphin in *The New Practitioner’s Guide to Fiscal Impact Analysis*, (Center for Urban Policy Research, Rutgers University, 1985), and the *Development Assessment Handbook*, Urban Land Institute, 1994).

Ohio planning and zoning legislation does not empower townships to charge impact fees that offset costs of service expansion (roads, schools, parks, etc.). It has been generally held, however, that if road improvements are needed immediately adjacent to the development, and can be directly attributable to the project, and if the benefit of contributing to the improvement outweighs the burden of such improvement for the development in question, a “fair share” contribution to the improvement can be requested by the community.

Alternatively, if large proposed developments do not reasonably mitigate their own impacts, they may impose an undue burden on the township. In such cases the rezoning may be premature.

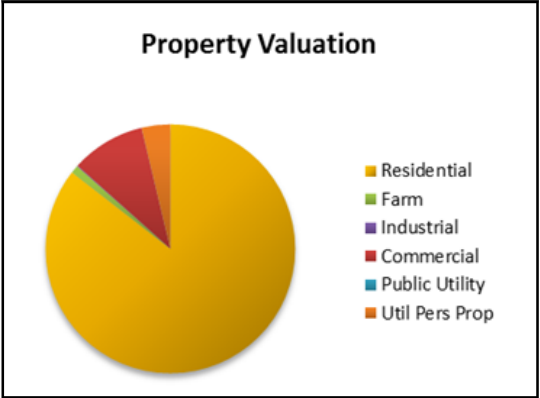
Under the current legal system in Ohio, townships must be aware of the need to encourage a mix of commercial, industrial, and a variety of residential uses to curtail the growth of property taxes.

Rates of Taxation and Revenues

Property Valuation

The unincorporated areas in the County are funded primarily with property taxes. As of Tax Year 2021, Liberty Township’s residential property was valued at \$961,524,610, which is third behind Orange (\$1.1 billion) and Genoa (\$1.06 billion) Townships. The City of Powell’s residential value is \$546 million. The Township has seen steady growth in its residential land value, with a 9.1% growth rate between 2019 and 2020 and 2.9% from 2020 to 2021. Liberty Township’s farm value is \$8,713,990.

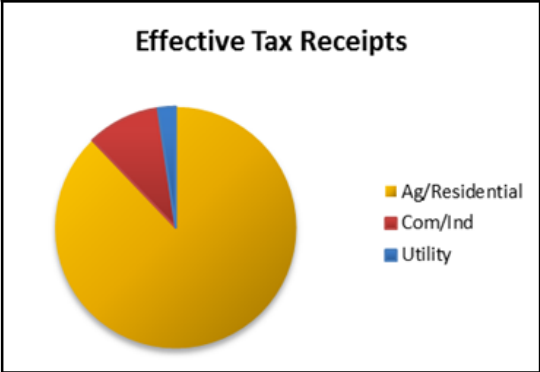
The Township’s commercial, industrial, and utility real properties are valued at \$94,478,820, which is second behind only Orange Township with \$227 million. The next highest is Berkshire Township at \$28 million. Powell’s non-residential land is valued at \$55 million.



Adding in farm uses, utilities, and personal tangible value, the total valuation for Liberty Township is \$1,109,776,220. This represents 19% of the unincorporated total \$5,823,004,280.

Effective Tax Receipts

The County Auditor estimates the effective tax receipts from each community, based on land use type. Unfortunately, there are only three broad categories listed: Agricultural/Residential (\$10,837,887), Utilities (\$582,049), and All Others, which are displayed as Commercial/Industrial (\$1,134,708).



The revenue is divided among four categories in Liberty Township: (2018) Road (\$1,074,750), General (\$1,279,928), Bond (\$497,750), and Fire and EMS (\$7,750,299) .

Millage Paid by Property Owners

The County Treasurer maintains a list of all mills levied on each dollar of property within the County. Individual taxes are based on the rate multiplied by the property valuation of each property. Ohio law limits the amount of taxa-

tion without a vote of the people to what is known as the “10 mill limit” (\$10 per thousand of assessed valuation). Any additional real estate taxes for any purpose must be voted by residents.

Several school districts lie within Liberty Township, so there are several calculations for tax rates throughout the unincorporated Township. The Township’s 2016 effective tax rates include the following, based on the Auditor’s online property report function:

Residential

The figures in the table are taken from a sample property within the unincorporated portion of Liberty Township in the Olentangy district.

The total market value of this example is **\$418,000**, which is slightly higher than the overall County average. Total tax paid was **\$10,068.44**.

Agency	Eff. Rate	Amount	Percent
Olentangy	56.597	\$7,477.94	74.3
DACC	2.22	\$285.39	2.8
Health	0.486	\$62.25	0.6
Preservation Parks	1.12	\$156.68	1.6
Library	0.77	\$99.37	1.0
*Liberty Twp. (twp)	1.2	\$153.62	1.5
Liberty Twp.	5.622	\$719.66	7.1
**County Agencies	4.915	\$637.28	6.3
Mental Health	0.781	\$100.03	1.0
911	0.545	\$73.29	0.7

Commercial/Office

Townships also receive a portion of the commercial and industrial taxes collected by the County. As noted previously, non-residential uses play a vital role in the fiscal health of any community. While they generate taxes for the community, they do not generate any costs to the school district.

Tax rates within townships are different based on the school district boundaries, at rates slightly above the residential rate.

The figures in the table are taken from a large single-use commercial property in the unincorporated portion of Liberty Township, Olentangy district.

Agency	Eff. Rate	Amount	Percent
Olentangy	64.081	\$13,425.61	76.4
DACC	2.283	\$478.44	2.7
Health	0.621	\$130.19	0.7
Preservation Parks	1.243	\$260.45	1.5
Library	0.93	\$194.93	1.1
*Liberty Twp. (twp)	1.2	\$251.41	1.4
Liberty Twp.	6.446	\$1,350.50	7.7
**County Agencies	5.44	\$1,140.82	6.5
Mental Health	0.935	\$195.79	1.1
911	0.638	\$133.58	0.8

\*Incorporated areas do not pay this. \*\*Includes Sourcepoint, DCBDD, Bond, and General Funds.

Sources of Property Tax

The following tables and map indicate the highest-paying commercial and industrial uses within the unincorporated areas and within Powell. Each use displays the Taxable Total from the Auditor’s information, the total Taxes Paid in 2021, and the portion of that tax that came to Liberty Township. For the unincorporated areas, this tax includes both effective rates of 1.2 and 5.622 as indicated in the table to the left.

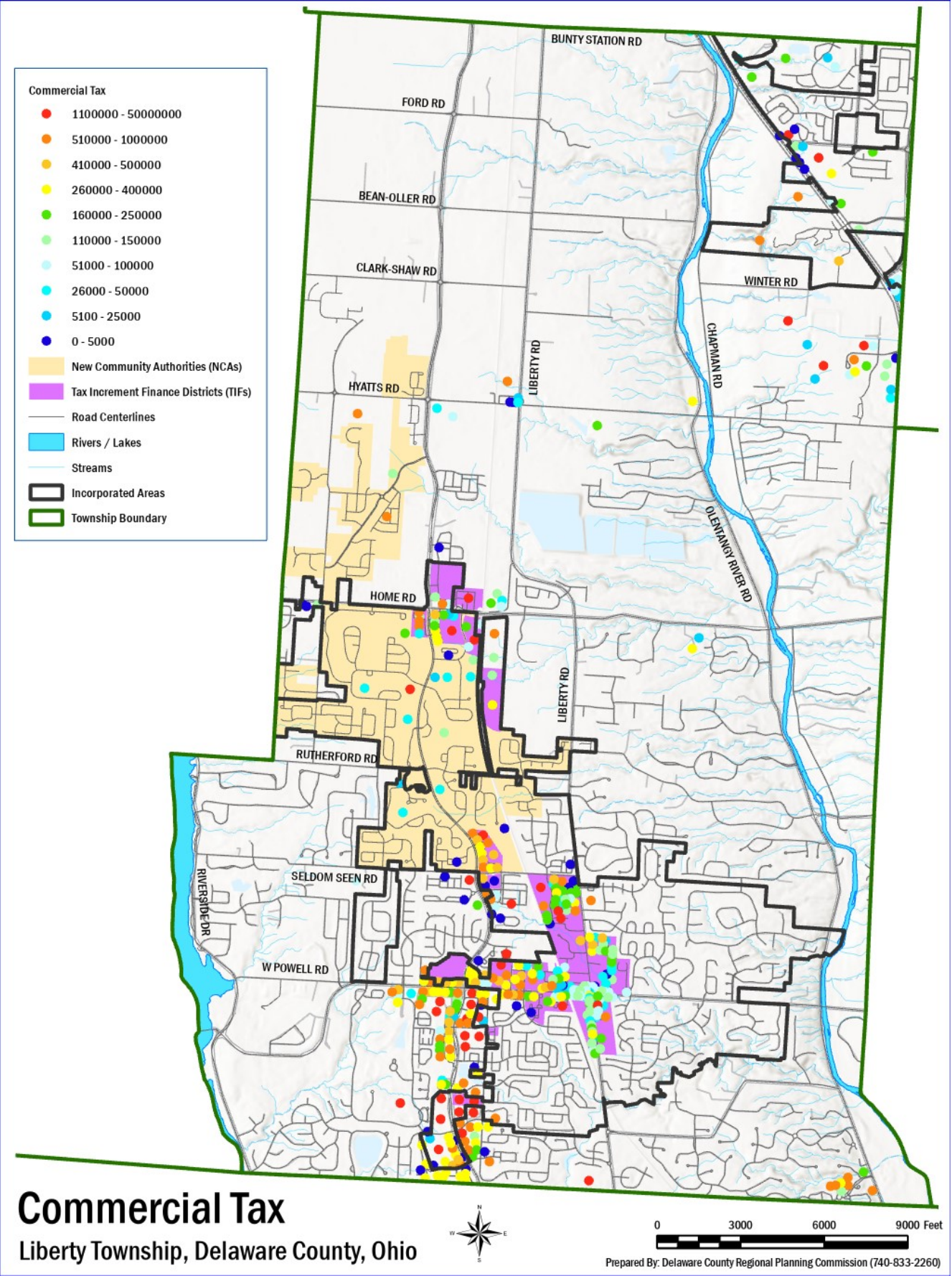
Highest-value Commercial Taxed Properties in Unincorporated Liberty Township

OWNER NAME	Address	Taxable Total	Taxes paid 2021	Twp portion (calc)
Citigroup Technology Inc	306 Greif Parkway	\$58,069,690	\$2,056,213	(website error)
Liberty Summit Apartments	3156 Home Road	\$3,396,820	\$285,059	25,972.06
Greif Bros Corp of Ohio Inc	366 Greif Parkway	\$2,770,710	\$232,427	21,184.75
SJSS Powell (Kroger strip center with Pet Supplies Plus)	9820 Brewster Lane	\$2,577,510	\$216,208	19,707.56
Rennob Inc. (Wedgewood Golf and Country Club)	9600 Wedgewood Blvd	\$2,275,000	\$190,697	17,394.65
Powell Plaza Holdings LLC (Drug Mart and retail)	9965 Sawmill Parkway	\$1,927,210	\$161,544	14,735.39
Wedgewood Office Park LLC	3751 Attucks Drive	\$1,836,700	\$155,577	14,043.35
Greif Bros Corp of Ohio	425 Winter Road	\$1,749,410	\$146,640	11,276.64
Greensview Apartments LLC	3800 Greensview Drive	\$1,659,390	\$139,094	12,687.64
The Kroger Company	3975 W. Powell Road	\$1,645,000	\$138,124	12,651.17
Fred Fitzgerald Ohio Apartments LLC (Bear Pointe Apts.)	3301 Bear Pointe Circle	\$1,590,120	\$133,289	12,229.12
Ramar Land Corp (State Auto) (partial abatement)	268 Greif Parkway	\$1,551,520	\$43,251	(website error)
Scarlet Investments LLC (Sheetz)	3641 Seldom Seen Road	\$1,312,500	\$110,017	\$10,035.34
Retail Rocks II LLC (Liberty Crossing Shopping)	9711 Sawmill Parkway	\$1,296,120	\$109,673	\$9,910.17
Sawmill Business Park II LLC	3934 North Hampton Dr	\$1,159,060	\$97,155	\$8,862.13

Highest-value Commercial Taxed Properties in the City of Powell

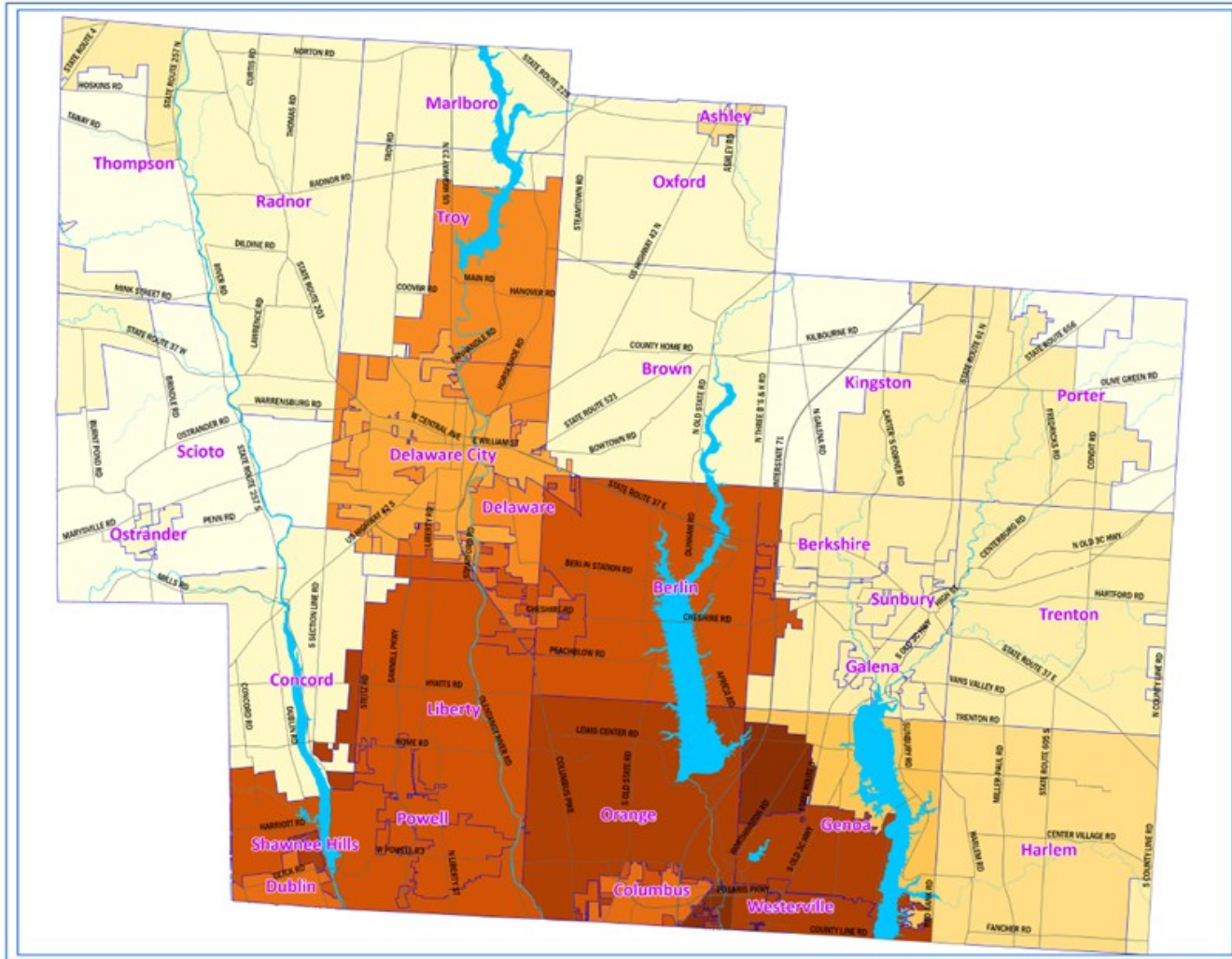
OWNER NAME	Address	Taxable Total	Taxes paid 2021	Twp portion (calc)
Benchmark Investments (Powell Senior Living)	10351 Sawmill Parkway	\$4,812,640	\$427,099	\$31,022.13
Powell Grand Communities	3400 Club Way Court	\$3,639,510	\$308,229	\$23,460.17
Target Corporation	10560 Sawmill Parkway	\$2,922,500	\$253,682	\$18,838.41
Benchmark Investments XII LP	3872 Attucks Drive	\$2,778,020	\$253,682	\$18,838.41
SROA 422 Village Park (Storage Rentals of America)	422 Village Park Drive	\$2,268,600	\$192,292	\$14,623.32
Powell Crossing Apartments	46 Crossing Street	\$2,200,840	\$186,329	\$14,186.55
Ganzhorn Real Estate of Powell	10272 Sawmill Parkway	\$1,964,830	\$167,418	\$12,665.24
The Kroger Company	7525 Guard-Well Street	\$1,642,030	\$163,642	\$10,584.48
Mt. Carmel Health System	10330 Sawmill Parkway	\$1,594,920	\$135,030	\$10,280.80
Kinsale Golf and Fitness Club LLC	3737 Village Club Drive	\$1,523,760	\$144,625	\$9,822.17
Store Master Funding IV LLC (Enchanted Care Kids)	8761 Moreland Street	\$1,470,000	\$139,521	\$9,475.57
Nightingale Ventures LTD (Abbotsgate)	177 Penny Lane	\$1,372,630	\$116,210	\$8,847.93
LDH 2000 Family LLC (Wolf Commerce Park)	489 Village Park Drive	\$1,260,000	\$106,675	\$8,121.92
Simply Storage Powell LLC (Mini-Storage)	7533 Woodcutter Drive	\$1,118,640	\$106,173	\$7,210.72
PS Mid-West Two Cardinal 2020 LLC (Mini-Storage)	72 Industrial Parkway	\$1,093,510	\$93,534	\$7,048.73

The map indicates all uses that are in the tax category of commercial and industrial. This map is created with the “Taxable Total” figure and includes some uses that do not pay taxes or are taxed at a much lower rate. These can include churches, schools, and other public uses. (RPC continues to work on this map to remove these uses for a clearer picture of taxable properties.)



County-Wide Tax District Comparison

The following maps use County Auditor data to compare the total millage paid by each tax districts. The primary determination of tax districts are the township, incorporation area, and school district. Libraries can also affect boundaries. These maps do not take into account Tax Increment Financing districts and other special tax situation. Income tax is also not a factor.

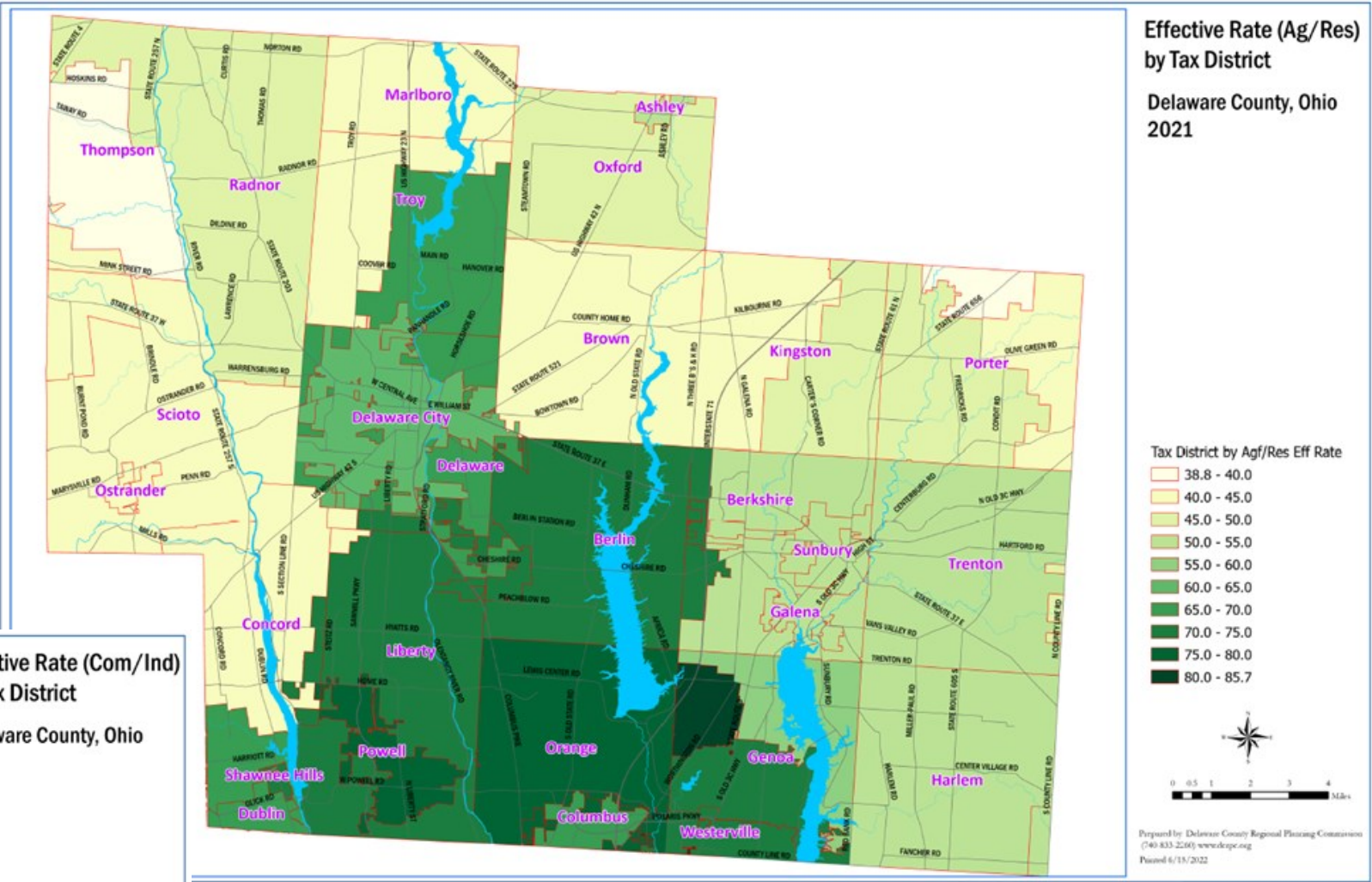


Effective Rate (Com/Ind)  
by Tax District  
Delaware County, Ohio  
2021

- Tax District by Com/Ind Eff Rate
- 41.2 - 45.0
  - 45.0 - 50.0
  - 50.0 - 55.0
  - 55.0 - 60.0
  - 60.0 - 65.0
  - 65.0 - 70.0
  - 70.0 - 75.0
  - 75.0 - 80.0
  - 80.0 - 85.0
  - 85.0 - 90.0
  - 90.0 - 95.0
  - 95.0 - 99.1

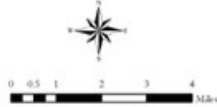


Prepared by: Delaware County Regional Planning Commission  
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Effective Rate (Ag/Res)  
by Tax District  
Delaware County, Ohio  
2021

- Tax District by Ag/Res Eff Rate
- 38.8 - 40.0
  - 40.0 - 45.0
  - 45.0 - 50.0
  - 50.0 - 55.0
  - 55.0 - 60.0
  - 60.0 - 65.0
  - 65.0 - 70.0
  - 70.0 - 75.0
  - 75.0 - 80.0
  - 80.0 - 85.7



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