MICHAEL H. STEVENS
Director

THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF DEVELOPMENT

MEMORANDUM

To: Columbus City Council
From: Michael H. Stevens, Development Director
Date: October 20, 2025
RE: 2025 Tax Incentive Review Council Recommendations

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Ensuring that the City of Columbus receives jobs and capital investment in exchange for economic development investment is fundamental to what we do. The Department of Development helps promote job growth through tools that support our neighborhoods and businesses that want to build a home in our City. Our toolbox of economic development incentives spur job growth, and real estate investments in the community for years to come. The Tax Incentive Review Council (TIRC) meets annually to ensure that companies receiving incentives are meeting their job creation, job retention, payroll generation and capital investment commitments.

Calendar year 2024 showed strong growth in new jobs and payroll in the industrial sector. Commercial office continues to recover to pre-pandemic levels. With increased payroll growth due to new job creation, the City income tax sharing with school districts has increased from 2023 under the City's Enterprise Zone (EZ) and Community Reinvestment Area (CRA) agreements. The overall portfolio of commercial tax abatements are outperforming the investment, job retention and payroll goals while new job creation continues to increase year over year.

The Department of Development presented the following to the 2025 Columbus Tax Incentive Review Advisory Council (TIRC). These statistics are based on one hundred seventeen (117) Enterprise Zone and Community Reinvestment Area Agreements active during 2024. The TIRC evaluated the compliance status of these Agreements in sessions held on August 22, 2025, and as of the end of 2024, these one hundred seventeen (117) agreements reflect the following:

- The percentage attainment for job retention in 2024 was 117% of goal (12,494 retained jobs in 2024);
- The percentage attainment for investment in real property improvements in 2024 was 154% ($4.3 billion in real property improvements in 2024);
- The percentage attainment for job creation in 2024 was 75.4% (6,992 net new jobs created in 2024); and
- The percentage attainment for new job payroll was 201% of goal, ($484.6 million in new job payroll)c

Following review of the one hundred seventeen (117) agreements, the TIRC recommended that:

- One hundred-fourteen (114) agreements be Continued (97%), having successfully delivered on their commitments, and of those one hundred-fourteen (114):
    - Ninety-three (93) have no need for staff follow-up beyond standard reporting (81%);

  - Twenty-four (24) recommended for staff follow-up (20%), ranging from an advisement letter or a letter requesting action (with some action tied to the risk of the agreement being dissolved);
  - Development staff will follow-up on the nineteen (19) agreements where individualized recommendations were made in accordance with the TIRC or if any modifications are made by city council (16%).
  - The TIRC recommended the dissolution of three (3) projects for failure to meet their job creation or investment goals.
- eight (8) agreements had expired at the end of 2024 (7%), all of which were fully compliant with the terms of their agreements.

The detailed recommendations of the TIRC are attached.

The Department of Development supports the recommendations of the TIRC and believes their implementation will improve compliance for our portfolio of Agreements. These recommendations will also preserve respect for the integrity of the City's incentive programs.

Please note that ORC Section 5709.85 (E) provides that within sixty days after receipt of the TIRC recommendations, City Council shall vote to accept, reject, or modify all or any portion of the recommendations.

Bill Webster, Deputy Director, and I, are available to respond to any questions you may have.