



*Our goal is to promote economic development so that Upper Arlington is the preferred choice for businesses, investors, and residents.*

*By encouraging a strong business climate, the UA CIC brings revenue to our City, Schools, and Libraries.*

A DECADE OF SUCCESSFUL  
ECONOMIC DEVELOPMENT



UPPER ARLINGTON  
COMMUNITY IMPROVEMENT CORP.

The Upper Arlington Community Improvement Corporation was established in 1994 through the efforts of involved citizens and our City Council to serve as the economic development agent for the City. Designated as a tax-exempt entity, the UACIC's mission is to promote economic development in a manner consistent with community values.

Members of the volunteer CIC Board are UA residents: Two-fifths are appointed or elected City officials; the rest are appointed residents who bring a wide range of knowledge of and interest in real estate and economic development.

## ***The Guiding Principles of the UACIC***

We accomplish our mission by building partnerships, identifying and evaluating economic development opportunities, making recommendations to City officials, and advocating for and participating in projects that bring economic vitality to the community. The following principles guide our decisions:

- Redevelopment and Renewal are the primary focus of our community's economic development efforts.
- Our efforts target current and prospective businesses and investments that yield the greatest short- and long-term economic benefit, mindful of our community's residents, resources, and infrastructure.
- Retaining our current base of businesses is a priority. Companies that have long made Upper Arlington their home deserve our attention and appreciation.
- All redevelopment and renewal projects must reinforce Upper Arlington's strong sense of community.
- In every project, our intent is to work in a spirit of cooperation with owners of the subject property.
- The infrastructure (including parking, greenspace, access to roads, etc.) must be considered before significant redevelopment or renewal efforts begin.

***DID YOU KNOW: The taxes generated from 85% of income that is earned by UA residents is paid to other communities — because that is where they work!***



***Landbanking, tax abatements and TIFs all helped make this medical office project a success.***

## What is Economic Development?

By intentionally and thoughtfully maximizing our commercial space in order to attract new employers to UA and help existing employers thrive and grow, we are ensuring that Upper Arlington has a current and future source for the important income tax revenue. In short, this is the reason for having an Economic Development program.

### In a land-locked community like Upper Arlington Economic Development is not about growth ...

- It encourages businesses that offer products and services our residents need.
- It ensures long-term financial stability through a more reliable tax stream.
- It attracts and retains businesses that allow people to work close to home.
- It keeps residents from bearing a larger tax burden than necessary.

**DID YOU KNOW: Of the \$6,946 in property taxes that an owner of a \$300,000 home pays, only a small percentage supports UA City services:**  
**66% (\$4,287) supports the UA Schools**  
**22% (\$1,429) supports Franklin County**  
**9% (\$585) supports UA City Services**  
**3% (\$195) supports the UA Libraries**

### Not all commercial uses are equal ...

- Office workers have higher income = higher income taxes.
- Office uses put less stress on City services and infrastructure than retail use.
- Office usage brings 3 times the tax revenue of an equivalent-sized retail establishment.
- Yet less than 2% of the land in UA is currently used for office space.

### THE SIZE OF UA IS LIMITED...

24.0 sq. mi. ....	DUBLIN
13.9 sq. mi. ....	GROVE CITY
12.4 sq. mi. ....	WESTERVILLE
12.4 sq. mi. ....	GAHANNA
9.8 sq. mi. ....	UPPER ARLINGTON
5.7 sq. mi. ....	WORTHINGTON
1.3 sq. mi. ....	GRANDVIEW

### ...SO IS COMMERCIAL SPACE

30.0% zoned commercial .....	GRANDVIEW
21.3% zoned commercial .....	WESTERVILLE
19.8% zoned commercial .....	WORTHINGTON
17.6% zoned commercial .....	DUBLIN
14.0% zoned commercial .....	NEW ALBANY
5.0% zoned commercial .....	UPPER ARLINGTON
(314 acres in UA — appx. size of the OSU golf course)	

## ***Celebrating Notable Accomplishments of our Economic Development Program***

- Since 1999, Upper Arlington's Economic Development program has been able to benefit and support 72 organizations — 60 new businesses and 12 existing.
- Since 1999, the City has written 47 incentive agreements:
  - 16 Forgivable Loans
  - 5 Tax Increment Financing Agreements (TIFs)
  - 4 Annexation/Miscellaneous Agreements
  - 12 Community Reinvestment Area tax abatements
- Five of our Top 25 income-tax-paying businesses chose to locate in Upper Arlington because we provided an economic development incentive.
- More than 266,000 square feet of new office space — with an investment value exceeding \$40 million — has been constructed as a result of incentive agreements. This growth represents a 20% expansion in office space.
- 85,500 square feet of mixed use commercial/office has been annexed and more than 45,456 square feet of office space has been significantly remodeled or upgraded as a result of economic development agreements.
- Since 1999, the City has averaged a net annual revenue of \$1.2 million from organizations with incentive agreements, while spending an average of only \$303,979. This equates to a return on investment of \$4.04:1.  
(NOTE: If adjusted to exclude the agreement on the AOL property, net annual revenue would only be \$484,832, expenses \$286,261, and an ROI of \$1.69:1.)

## ***Planning Even More Involvement for the Upcoming Year***

- assisting in creating a win-win solution for the AOL building
- championing a Public/Private partnership for the development of a fiber optic network
- developing new loan products to assist property owners with office building redevelopment
- analyzing the feasibility of a small business incubator within UA

[www.UACIC.org](http://www.UACIC.org)

***fiscally responsible  
responsive to citizens  
forward-thinking***

**THE UPPER ARLINGTON COMMUNITY IMPROVEMENT CORP.**

**Christopher Widing, President**

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