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Bexley Development Programs

Bexley Office Incentive Grant Program:

Eligible employers may receive an annual cash incentive for creating office jobs in the city of Bexley. The cash payment is calculated based on withholding taxes from eligible new employees who pay Bexley City Income Tax, and can be for up to 50% for six (6) years. An “eligible new employee” is defined as a full-time or full-time equivalent, non-retail, private sector employee. Employers must create a minimum of five (5) new jobs over the lesser of the term of the incentive or three years. To be eligible for this incentive, a full-time position, or FTE position, must pay a minimum of \$12.00 per hour.

Employers New to Bexley:

- For leased space, up to two (2) years less than the lease term, not to exceed six (6) years.
- For owner-occupied space, up to six (6) years.

Existing Bexley Employers:

- For expansion in existing space (whether leased or owned):
 - 5-29 new employees, up to one (1) year.
 - 30 or more new employees, up to two (2) years.
- For expansion into newly leased or newly owner-occupied space:
 - Leased space: up to two (2) years less than the lease term, not to exceed six (6) years.
 - Owner-occupied space: up to six (6) years

The Bexley Office Incentive Grant Program has not been utilized to date.

Community Reinvestment Areas (CRA):

East Main Street CRA:

The Main Street Community Reinvestment Area offers abatements for commercial and residential projects at the following terms:

- Up to 15 years and 100% for commercial properties – negotiated on a case-by-case basis
- Up to 15 years for residential properties with a minimum average investment of \$150,000 on the following scale:
 - Years 1-5: 100% abatement
 - Years 6-9: 75% abatement
 - Years 10-13: 50% abatement
 - Years 14-15: 25% abatement

Bexley Gateway Residential:

Maximum residential abatement

Bexley Gateway Commercial:

15 year, average 50% tax abatement, ended end of 2007-2022

One Dawson:

Unsold units received the maximum residential abatement. Developer has been paying taxes on the vacant units so that the abatement commences upon purchase. Previously sold units (prior to 2008) were a 5 year, average 60% tax abatement (100%, 80%, 60%, 40%, 20%).

Shoppes of Bexley:

5 year, average 60% tax abatement (100%, 80%, 60%, 40%, 20%), ended end of 2011

Chase Bank Building:

5 year, average 60% tax abatement (100%, 80%, 60%, 40%, 20%), ended end of 2011

North Cassady Avenue/Delmar Drive CRA (2006):

The Cassady-Delmar Community Reinvestment Area offers abatements for commercial and residential projects at the following terms:

Residential Remodeling: 50% abatement for 5 years on increase in value

Commercial Remodeling: 75% abatement for 10 years on increase in value

Residential New Construction: 50% abatement for 10 years

Commercial New Construction: 75% abatement for 10 years

Mixed-Use New Construction: 75% abatement for 12 years

Tax Increment Financing (TIF):

Main Street TIF:

The Main Street TIF was created in 2006, and includes all of East Main Street from Alum Creek to Gould. It is a 30 year TIF.

Specific projects that have come online since the TIF:

Bexley Gateway – No reimbursement from the TIF for infrastructure work

Shoppes of Bexley – Some reimbursement from the TIF for infrastructure work

Chase Building – Some reimbursement from the TIF for infrastructure work

One Dawson – Some reimbursement from the TIF for infrastructure work

Livingston TIF:

A TIF specific to the proposed Tim Horton's is currently being discussed with the Bexley City School District.