



RESOLUTION R-39-2026

A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR LICKING COUNTY

WHEREAS, New Albany has the statutory authority to create various zones that provide economic development incentives, which include Enterprise Zones, Community Reinvestment Areas, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, New Albany may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between New Albany and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, the New Albany-Licking County TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each Tax Increment Finance (TIF) and Community Reinvestment Area (CRA) agreements within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC is required to be forwarded to council within 60 days of making the recommendation and council is required to act upon those recommendations.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The New Albany - Licking County Tax Incentive Review Council met on July 20, 2026.

Section 2. Council considered the recommendations of the Licking County TIRC as described below:

- a. Oak Grove II **HERM WANGO INVESTMENTS LLC (ANOMATIC CORPORATION);**
no action required – abatement complete in 2025
- b. Oak Grove II **DREAM INDUSTRIAL NEW ALBANY 9000 LLC (ACCEL, INC.);**
approved for continuation
- c. Oak Grove II **PJP HOLDINGS LLC (AXIUM PACKAGING; VERTIX);** approved for
continuation
- d. Oak Grove II **DREAM INDUSTRIAL NEW ALBANY 8860 LLC (DREAM 1);** approved
for continuation
- e. Oak Grove II **CCL LABEL INC;** approved for continuation

- f. Oak Grove II **KDC US HOLDINGS INC (KDC/ONE); approved for continuation**
- g. Oak Grove II **VEE PAK OHIO LLC (VOYANT BEAUTY); approved for continuation**
- h. Oak Grove II **CMC EXEMPT 8865 SMITHS MILL LLC ET AL. (AMCOR RIGID PACKAGING); approved for continuation**
- i. Oak Grove II **URSF OH NEW ALBANY LLC; approved for continuation**
- j. Oak Grove II **DISTRIBUTION LAND CORP; approved for continuation**
- k. Oak Grove II **VADATA INC (AMAZON DATA SERVICES); approved for continuation**
- l. Oak Grove II **AEP OHIO TRANSMISSION COMPANY INC; approved for continuation**
- m. Oak Grove II **DREAM INDUSTRIAL NEW ALBANY 8820 LLC (DREAM II); approved for continuation**
- n. Oak Grove II **SMITHS MILL ROAD LLC (BRIGHT INNOVATION LABS); approved for continuation**
- o. Oak Grove II **MDH F3 DUNE CENTRAL LLC (HIMS); approved for continuation**
- p. Oak Grove II **SIDECAT LLC (META); approved for continuation**
- q. Oak Grove II **MONTAUK INNOVATIONS LLC (GOOGLE); approved for continuation**
- r. Oak Grove II **PREYLOCK NEW ALBANY LLC (AMAZON.COM DISTRIBUTION CENTER); approved for continuation**
- s. Oak Grove II **EXETER 8950 SMITHS MILL LP; approved for continuation**
- t. Oak Grove II **MSG OHIO LLC; approved for continuation**
- u. Oak Grove II **EDGECONNEX MCN NEW ALBANY SOUTH PROPCO 2 LLC; approved for continuation**
- v. Oak Grove II **AMGEN INC; approved for continuation**
- w. Oak Grove II **HMS NEW ALBANY (OH) LLC; approved for continuation**
- x. Oak Grove II **AMAZON DATA SERVICES INC; approved for continuation**
- y. Oak Grove II **EXETER 13101 WORTHINGTON LP; approved for continuation**
- z. Oak Grove II **CIVF VII - OH1B02 LLC & CIVF VII - OH1M01 LLC (CABOT PROPERTIES BUILDINGS 1 & 10); approved for continuation**
- aa. Oak Grove II **ET NEW ALBANY LLC; approved for continuation**

Section 3. Council accepts the recommendation for continuance of the CRA Agreements made by the New Albany-Licking County TIRC.

Section 4. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 5. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

Approved as to form:

Benjamin S. Albrecht
Law Director

Legislation dates:

Prepared: 08/21/2026

Introduced: 09/02/2026

Revised:

Adopted:

Effective:



RESOLUTION R-38-2026

A RESOLUTION AFFIRMING THE RECOMMENDATIONS OF THE NEW ALBANY TAX INCENTIVE REVIEW COUNCIL FOR FRANKLIN COUNTY

WHEREAS, New Albany has the statutory authority to create various zones that provide economic development incentives, which include Enterprise Zones, Community Reinvestment Areas, and Tax Increment Financing Districts; and

WHEREAS, upon their creation of such zones, New Albany may consider entering into agreements with private sector entities engaged in economic development which divert or abate tax revenues as an incentive to encourage particular economic projects to occur; and

WHEREAS, in the creation of these zones, O.R.C. 5709.85 provides that a Tax Incentive Review Council (TIRC) shall be as required to review these agreements between New Albany and the private sector entities to establish compliance to the terms of the agreements; and

WHEREAS, the New Albany-Franklin County TIRC is mandated to review and make formal recommendations as to the compliance of the terms of each Tax Increment Finance (TIF) and Community Reinvestment Area (CRA) agreements within its zone on an annual basis prior to September 1 for the preceding year that concluded on December 31; and

WHEREAS, the recommendations of each TIRC is required to be forwarded to council within 60 days of making the recommendation and council is required to act upon those recommendations.

NOW, THEREFORE, BE IT RESOLVED by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

Section 1. The New Albany - Franklin County Tax Incentive Review Council met on July 13, 2026.

Section 2. Council considered the recommendations of the Franklin County TIRC as described below:

- | | |
|--------------------|--|
| a. Oak Grove | WATER'S EDGE CAMPUS (WATER'S EDGE II & III); approved for continuation |
| b. Central College | ENCOVA INSURANCE DATA CENTER; no action required – abatement complete in 2025 |
| c. Central College | TJX, INC. DATA CENTER; approved for continuation |
| d. Village Center | DNA MMII LLC; approved for continuation |
| e. Central College | SI NAL01 LLC DATA CENTER; approved for continuation |
| f. Central College | AMERICAN REGENT; approved for continuation |

- g. Central College **DISCOVER FINANCIAL SERVICES DATA CENTER**; approved for continuation
- h. Oak Grove **EOG RESOURCES, INC.**; approved for continuation
- i. Central College **OHIO POWER COMPANY DATA CENTER**; approved for continuation
- j. Oak Grove **WATER'S EDGE EAST**; approved for continuation
- k. Oak Grove II **AIREIT INNOVATION CORPORATE PARK, LLC (INNOVATION I & II)**; approved for continuation
- l. Oak Grove II **EXETER 8255 INNOVATION LP (INNOVATION III)**; approved for continuation
- m. Oak Grove II **MONTAUK INNOVATIONS LLC (GOOGLE)**; approved for continuation
- n. Central College **MEDICAL CENTER OF NEW ALBANY**; approved for continuation
- o. Oak Grove **NEW ALBANY COMMERCE I LLC**; approved for continuation
- p. Oak Grove **NEW ALBANY COMMERCE II LLC**; approved for continuation

Section 3. Council accepts the recommendation for continuance of the CRA Agreements made by the New Albany-Franklin County TIRC.

Section 4. It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

Section 5. Pursuant to Article 6.07(A) of the New Albany Charter, this resolution shall take effect upon adoption.

CERTIFIED AS ADOPTED this _____ day of _____, 2026.

Attest:

Sloan T. Spalding
Mayor

Jennifer H. Mason
Clerk of Council

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