



**TRANSFORMATIONAL MIXED-USE DEVELOPMENT PROGRAM**  
**FISCAL YEAR (FY) 2023**  
**ECONOMIC IMPACT STATEMENT FRAMEWORK**  
UPDATED 6/10/2022

The Economic Impact Statement (EIS) is required to be presented in up to five sections, which will separately identify and explain the Project/Development impacts being reported. To be considered eligible for scoring, an applicant must submit the framework below for **at least** the Project Impacts, Surrounding Impacts, and Total Impacts sections and may choose to include the other two sections below, as applicable. Only the impacts defined below and submitted in accordance with these instructions will be considered for purposes of scoring the application. An EIS submitted that does not follow the requirements below will cause the associated application to be deemed ineligible for scoring.

In addition to the required sections below, the EIS should provide information regarding the entity completing the analysis, including a description of any experience and past performance. Additionally, information on background and qualifications should be provided for each person involved in completing the EIS.

6.9.22 Update: After continued analysis, Development has determined that construction impacts can and should be included as part of the overall economic impact. The information from the construction impacts should be presented as outlined in the “Addendum #1 – Construction Impacts” and provided as an identified addendum to the EIS as a separate document and NOT included in the EIS itself.

NOTE: The EIS should not include any impact from other projects in the surrounding area previously awarded or concurrently seeking tax credits under the Transformational Mixed Use Development Program.

The applicable EIS sections are as follows:

- **Project Impacts** (required)– The direct and indirect economic impacts of the Project as defined in the application in the five years after completion of construction of the Project.
- **Development Impact** - The direct and indirect economic impacts of the Development as defined in the application, if the Project is part of a larger planned Development, in the five years after completion of construction of the Project, exclusive of the impacts of the Project as identified above. If the Project is not part of a larger planned Development, the applicant should not complete the Development Impact section.
- **Surrounding Area Impacts** (required)- The direct and indirect economic impacts caused by the Project in the surrounding area in the five years after completion of construction of the Project, excluding any catalyzed projects specifically identified below.
- **Catalyzed Projects** – The direct and indirect economic impacts of other proposed, defined projects in the surrounding area that are directly caused or accelerated by the Project/Development in the five years after completion of construction of the Project.

- **Total Impacts** (required) – The sum of all impacts described above in the five years after completion of construction of the Project.

Specific Instructions

- The EIS should not include any construction impacts, including construction impacts from the Project, Development, surrounding area, or catalyzed projects. The construction impacts should be identified and presented in the “Addendum #1 – Construction Impacts”.
- The EIS should not include any impacts from other projects in the surrounding area previously awarded or concurrently seeking tax credits under the Transformational Mixed-Use Development program.
- Specifically identify the inputs used to complete each section of the EIS and the source of the information used.
- Induced impacts should not be included in any of the EIS sections.
- Describe how the inputs used to complete each section of the EIS are reasonable based on the scope of the defined Project/Development.
- Explain the methodology used to determine the outputs reported in each section of the EIS.
- For Surrounding Area Impacts, identify the zip codes that are included in the applicable surrounding area that were used as a basis during the analysis. The eligible zip codes that can be used for the Surrounding Area Impacts analysis include those zip codes that are included, in whole or in part, in the surrounding area as defined in the Ohio Revised Code.
- If the Project is part of a larger planned Development, identify the timeline for future phases to be started and completed.
- In each section, the outputs should be reported in the same format as the application:

Operations Jobs		
Year	Full-Time Equivalents	Average Hourly Wage (\$)
1		
2		
3		
4		
5		

Tenant Jobs		
Year	Full-Time Equivalents	Average Hourly Wage (\$)
1		
2		
3		
4		
5		

Retail, Entertainment and Dining Sales			
Year	Projected Retail Sales (\$)	Projected Entertainment Sales (\$)	Projected Dining Sales (\$)
1			
2			
3			
4			
5			

Sales, Income, Lodging and Property Taxes				
Year	Projected Sales Tax (\$)	Projected Income Tax (\$)	Projected Lodging Tax (\$)	Projected Property Tax (\$)
1				
2				
3				
4				
5				

Projects Catalyzed – Additional Instructions

- Applicants must individually identify and analyze any projects in the surrounding area that the applicant indicates will be catalyzed by the Project/Development, excluding any projects in the surrounding area also seeking tax credits under the Transformational Mixed-Use Development program.
- The economic impacts of each project in the surrounding area that the applicant indicates will be catalyzed by the Project/Development must be reported separately for each project catalyzed.
- Applicants must explain in a detailed narrative how the project in the surrounding area will be directly caused or accelerated by the Project/Development in the five years after completion of construction of the Project.
- The economic impacts of projects in the surrounding area that the applicant indicates will be catalyzed by the Project/Development may only be included if the project will be placed in service during the five years after completion of construction of the Project.
- The Department reserves the right to remove impacts associated with any catalyzed projects if the information above is not provided or the Department determines that the project in the surrounding area was not directly caused or accelerated by the Project/Development in the five years after completion of construction of the Project.