



**TRANSFORMATIONAL MIXED-USE DEVELOPMENT PROGRAM  
FISCAL YEAR (FY) 2023  
ECONOMIC IMPACT STATEMENT FRAMEWORK**

**ADDENDUM #1 – CONSTRUCTION IMPACTS**

The Economic Impact Statement (EIS) includes construction impacts related to the Project, Development, surrounding area, and catalyzed projects. These impacts, presented in this separate document as an addendum to the EIS, will be included in the previously defined EIS framework for purposes of scoring the application.

For purposes of this addendum, the “completion period” for the Project includes the time period beginning on the day after a transformational mixed use development is certified by Tax Credit Authority and ending on the fifth anniversary of the day the project is completed.

In addition to the required section below, the EIS should provide information regarding the name of the entity completing the analysis.

- **Construction Project Impacts** (required) – The direct economic impacts of the new construction and/or renovation and rehabilitation of structures included in the Project on the Project site during the completion period.
- **Construction Development Impact** (optional) – The direct economic impacts of the construction and/or renovation and rehabilitation of structures included in the Development as defined in the application, if the Project is part of a larger planned Development, during the completion period, 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 Construction Development Impact section.
- **Construction Surrounding Area Impacts** (required) – The indirect economic impacts caused by the new construction and/or renovation and rehabilitation of structures included in the Project in the surrounding area during the completion period of the Project, excluding any catalyzed projects specifically identified below.
- **Catalyzed Project Construction Impacts** (optional) – The direct and indirect economic impacts from construction of the defined projects in the surrounding area that are directly caused or accelerated by the Project/Development during the completion period of the Project.
- **Total Impacts** (required) – The sum of all impacts described above during the completion period.

**Specific Instructions**

- The construction Project Impacts and construction development Impacts sections identified above should ONLY include the direct impacts of construction.
- The indirect construction impacts to be included in the surrounding area are those impacts that occur as a result of construction employees or items/supplies used in the construction process ONLY.
- DO NOT include additional construction in the surrounding area, unless it is in conjunction with an identified catalytic project.
- 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:

Construction Jobs (add additional years as needed to cover the construction period)		
Year	Full-Time Equivalents	Average Hourly Wage (\$)
1		
2		
3		

Retail, Entertainment and Dining Sales (add years as needed to cover the completion period)			
Year	Projected Retail Sales (\$)	Projected Entertainment Sales (\$)	Projected Dining Sales (\$)
1			
2			
3			
4			
5			

Sales, Income, Lodging and Property Taxes (add years as needed to cover the completion period)				
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.
- 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 completion period 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 completion period of the Project.