

# Northern Pickaway Joint Economic Development District (JEDD)



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# What is a Joint Economic Development District (JEDD)?



- An area created between a combination of municipalities and townships to encourage economic development
- An alternative to annexation
- Promotes planning of infrastructure (roadwork, sewer & water, telecommunications)
- Must have willing landowners
- Can be no greater than 2000 acres

# What is a Joint Economic Development District (JEDD)?



- **Separate form of government**
  - JEDD Board of Governors
  - 1-5 members depending on businesses in JEDD
  - Develop Capital Improvement Plan
- **Sharing of income tax among JEDD Parties**
  - Highest income tax of JEDD Parties

# Northern Pickaway JEDD



- 900 acres on southwest corner of Rickenbacker International Airport
- Includes:
  - Norfolk Southern Railroad Intermodal Terminal
  - 610 acres to be developed by Columbus Regional Airport Authority (CRAA) and Duke Realty
- Partnership between Harrison Township, Village of Ashville and City of Columbus
- Annexation moratorium for 50 years
- Sewer provided by City of Columbus
- Water provided by Earnhart Hill Regional Water & Sewer District

# Income tax sharing in JEDD

## Financing of infrastructure



- **2% income tax split**
  - 1% to capital improvement fund
  - .70% to Columbus
  - .15% to Harrison Township
  - .15% to Village of Ashville
- **Capital Improvement Fund**
  - Will pay for sewer & water improvements, roadwork, telecommunications
  - Each JEDD party will submit cost of improvements to JEDD Board to be reimbursed for those improvements

# Income tax sharing in JEDD

## Financing of infrastructure



- **What challenges had to be overcome?**
  - Area is currently farmland
  - How to get traffic in and out of the Intermodal area
  - How to get enough sewer and water capacity to the area
- **Why was financing chosen?**
  - Income tax is only real revenue available
  - It does not currently have any dedicated uses
  - Tax Increment Financing not feasible due to property tax abatement (100%, 15-year)
- **What did the financing accomplish?**
  - Provides steady flow of revenue that will only increase
  - Alternative to other taxpayer supported funding