

City of Upper Arlington, Ohio

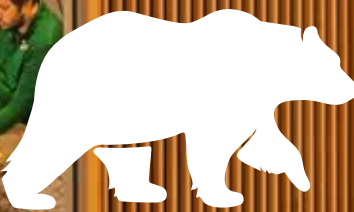
2024 FINANCIAL REPORT

Popular Annual Financial Report for the Year Ended December 31, 2024



SA

BOB CRANE
COMMUNITY CENTER



City of Upper
Arlington®



A MESSAGE FROM THE FINANCE DIRECTOR



The reasons people choose to live in Upper Arlington are many, but they often center around quality-of-life factors. Beautiful homes, safe neighborhoods, a strong sense of community, a convenient location, excellent schools, and outstanding City services come

together to create an inviting and stable place to live and raise a family. These positive qualities reflect years of community commitment, thoughtful planning, and sound financial management by local government.

The Finance Department is pleased to present the City of Upper Arlington's 20th Popular Annual Financial Report for the fiscal year ending December 31, 2024. Organized as a home-rule municipal corporation under Ohio law since 1941, the City provides essential services including public safety, public works, parks and recreation, and community development. This report offers an easy-to-understand overview of the City's financial health, policies, and dedication to delivering quality services responsibly.

Inside, you will find details on how the City generates revenue, where funds are spent, and how the local economy influences Upper Arlington's finances. Our goal is to help residents gain a clearer

understanding of the financial aspects of the City that impact their community.

The financial data here is drawn from the detailed 2024 Annual Comprehensive Financial Report (ACFR). The ACFR was prepared according to Generally Accepted Accounting Principles (GAAP), audited by an independent firm, and received a clean, unqualified opinion. It follows standards set by the Governmental Accounting Standards Board (GASB), ensuring transparency and accountability.

While this Popular Annual Financial Report presents key information in a simplified, non-audited format, those interested in the full audited financial statements can find the complete 2024 ACFR on the City's website at upperarlingtonoh.gov.

The City's commitment to high financial standards is reflected in its 36 consecutive years of receiving the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association.

The Finance Department, along with staff throughout the City, is proud to serve this wonderful community. We hope this report reassures you that your tax dollars are being managed thoughtfully and effectively for the benefit of all. Thank you for taking the time to learn about the financial health of your city.

Brent Lewis,
Finance Director

UPPER ARLINGTON AT A GLANCE...

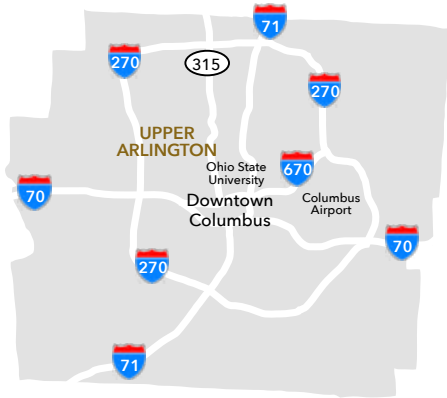
The City of Upper Arlington is a premier, mostly residential community within the Columbus region. Our residents are friendly, welcoming, engaged, passionate and creative, with high expectations from their local government. Reflective of the educated, family-oriented community that we serve, the City is committed to exceptional, innovative service delivery.

Our safety forces prioritize community engagement as much as they focus on saving lives and law enforcement. Our public works team builds and maintains infrastructure systems. Our parks and recreation professionals provide meaningful opportunities to gather, celebrate and enjoy our community's many amenities. Across the organization, our team members explore and

embrace new ways to enhance service delivery, while furthering sustainability goals.

The City administration, its elected leaders and the community are committed to advancing Upper Arlington as a place that is welcoming and supportive for all who choose to live or work here, as well as all visitors to our community.

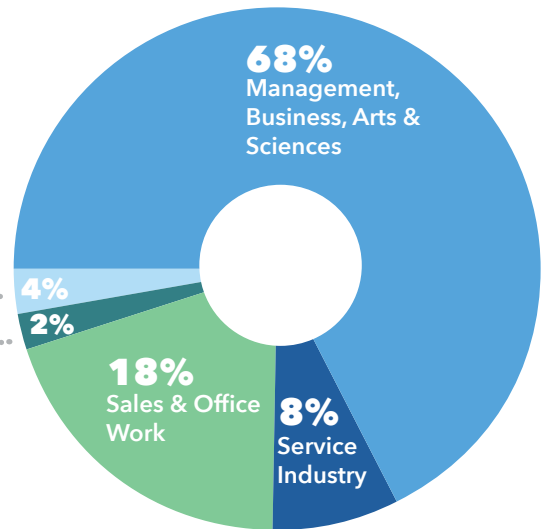
LOCATION



Upper Arlington is a premier suburb located in the heart of Central Ohio, with easy access to The Ohio State University, the 315 corridor, Battelle, major research hospitals, shopping districts such as Polaris and Easton and more.

PREDOMINANT OCCUPATIONS

Transportation & Production
 Natural Resources & Construction



UPPER ARLINGTON PROFILE (2020 US Census)

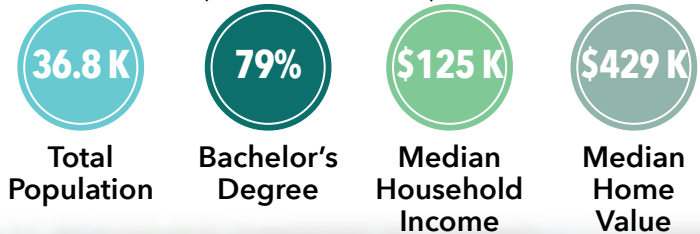


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FUND ACCOUNTING

The City maintains its financial records using a method known as **fund accounting**, which organizes financial resources based on their legal purpose and objectives. In this system, assets and liabilities are grouped into distinct “funds,” with each fund functioning as a separate, self-balancing set of accounts. This approach allows the City to track resources and spending according to specific legal or programmatic requirements.

The City manages approximately **50 separate funds**, which are grouped into three main categories:

- **Governmental Funds:** These include the City’s primary operating funds, most notably the **General Fund**, which serves as the chief operating fund and

supports core services such as public safety, administration, and parks and recreation.

- **Proprietary Funds:** These are used to account for business-type activities that operate similarly to private enterprises. In the City’s case, proprietary funds include separate accounts for services such as **water, sewer, stormwater, solid waste, and swimming pool operations**. These services are supported primarily by user fees rather than general tax revenues. A specific type of proprietary fund, known as an **Enterprise Fund**, is used for these activities.
- **Fiduciary Funds:** These funds hold assets on behalf

of other parties. For example, during the permitting process, the City collects fees on behalf of the State of Ohio or the City of Columbus. These amounts are temporarily held in fiduciary funds until they are disbursed to the appropriate external entity.

This report focuses on the **Governmental Funds** and **Enterprise Funds** (a subset of Proprietary Funds), as they represent the majority of the City’s operating, capital, and debt-related activities. These two categories provide the most comprehensive view of the City’s financial performance and its investment in services, infrastructure, and long-term planning.

REVENUE HIGHLIGHTS

Governmental Funds

In 2024, the City’s governmental fund revenues increased by about **\$5 million**, or **8%**, compared to the previous year. This growth was primarily driven by higher tax revenues, including both income and property taxes. The steady rise in tax revenue reflects ongoing development within the

City, a strengthening local economy, and rising property values. This continued growth is crucial for supporting the City’s day-to-day operations and services.

On the other hand, non-tax revenue sources remained mostly stable or saw slight decreases compared to the prior year. These fluctuations are largely due to the variable nature of these revenue streams and factors such as changes in interest rates.

GOVERNMENTAL FUNDS

THREE-YEAR REVENUE SUMMARY BY TYPE

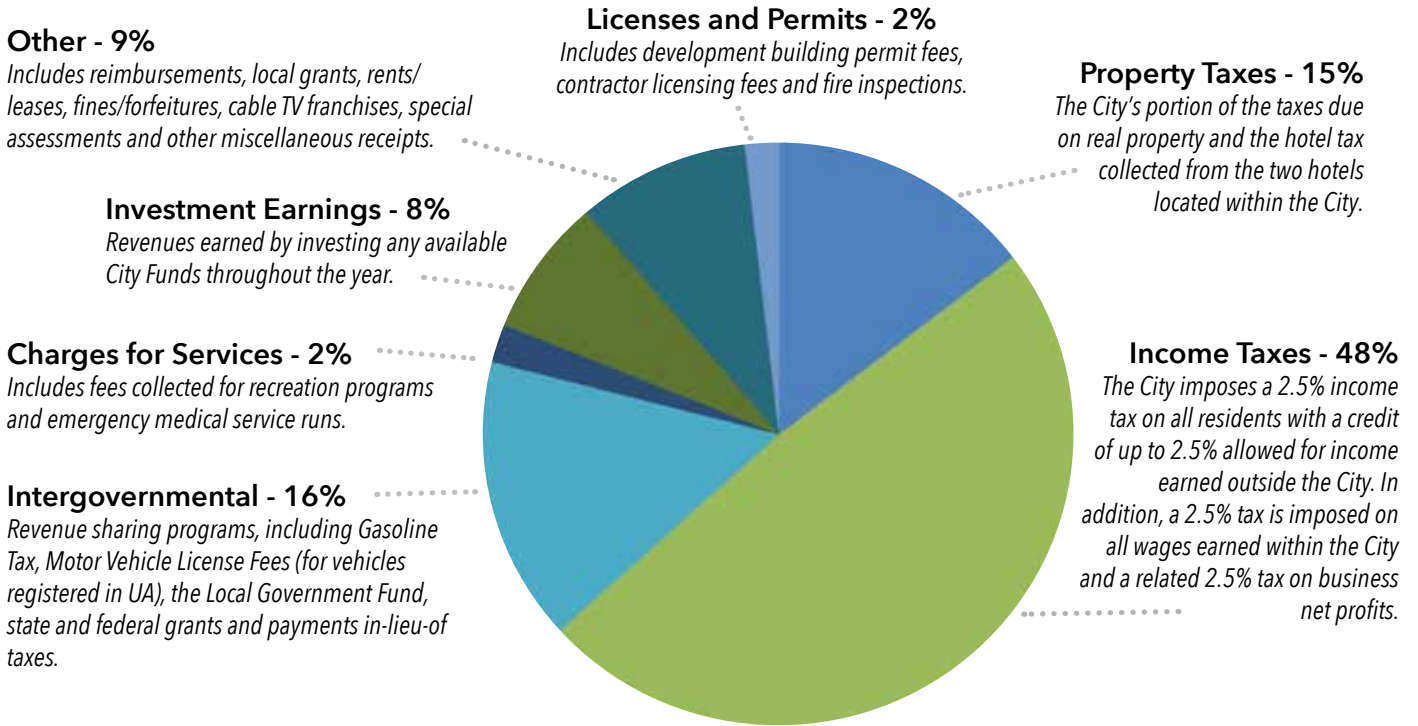
REVENUE	2024	2023	2022
Property Taxes	\$14,597,585	\$12,330,586	\$12,131,302
Income Taxes	48,416,638	45,066,015	42,103,625
Intergovernmental	15,471,798	15,470,901	10,083,611
Charges for Services	2,093,590	2,448,009	2,383,362
Licenses and Permits	1,879,402	1,990,208	2,090,323
Investment Earnings	7,549,780	7,898,734	(2,107,497)
Other	9,421,717	9,002,049	2,625,797
Total Revenues	\$99,430,510	\$94,206,502	\$69,310,523

The table to the left presents a three-year summary of governmental revenues by primary type to provide a picture of what typical revenues look like annually. The revenues reflected are representative of the City’s fund level statements and do not include bond proceeds or the City’s Enterprise Funds.

GOVERNMENTAL FUNDS - 2024 REVENUES BY SOURCE

The pie chart below depicts the significance each source of revenue has to the City's overall fiscal health. Income taxes lead the way and clearly emphasize the importance of a proactive economic development program to keep this revenue stream

strong. Property taxes represent the second largest revenue stream, but as you will see on page 14, the portion of your property tax that is received by the City is comparatively small (9%).



NORTHAM PARK IMPROVEMENTS

After an extended study, community engagement and design process, City Council authorized the next phase in Northam Park improvements at the close of 2023, with construction taking place throughout much of 2024.

The resulting improvements include:

- Nine state-of-the-art Har-Tru clay tennis courts with an underground irrigation system, to continue and enhance the exceptional legacy of the Northam Tennis facility and programming;
- A service building with year-round restrooms that can be accessed by all park users, Northam Tennis support facilities, and storage for the athletic fields;
- Six pickleball courts - the first public-dedicated pickleball courts in UA;
- Expanded greenspace, more trees, enhanced landscaping and improved pathway access; and
- The addition of several smaller shelter structures, including a shade structure within the Northam Tennis complex.

The improvements were completed early 2025 at a cost of approximately \$3.9 million.

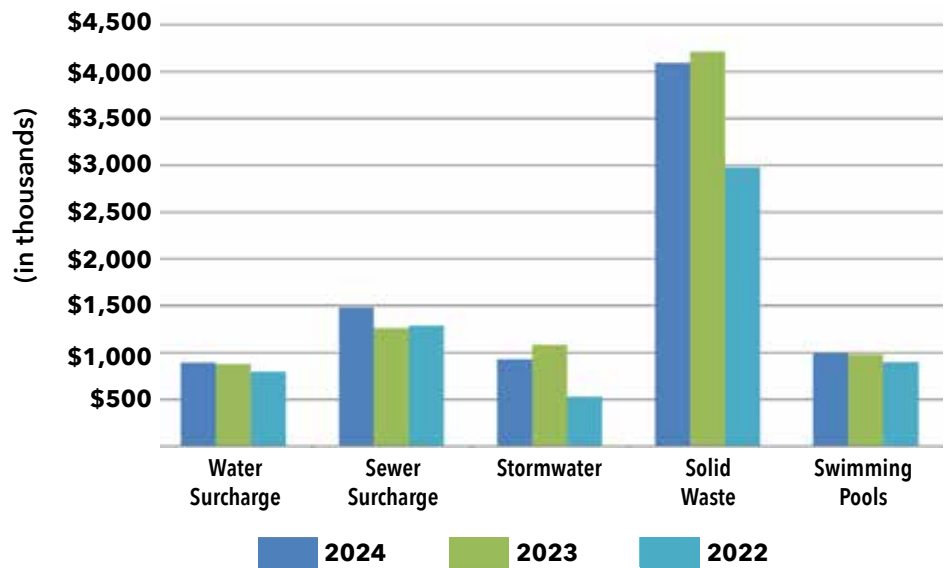


ENTERPRISE FUNDS - REVENUE

The City's enterprise fund revenues are primarily generated through user fees that support the maintenance and improvement of essential public services, including water, sewer, stormwater, solid waste collection, and the operation of the City's three public swimming pools. These services operate as business-type activities, meaning they are funded largely through the fees charged to users, rather than general tax revenues.

While the City of Columbus provides water and sewer services to Upper Arlington residents, the City of Upper Arlington is responsible for maintaining the local infrastructure, specifically the water and sewer lines. To fund this maintenance, the City adds a surcharge of 15% on water and 23% on sewer to the cost billed by Columbus. These surcharges are collected alongside the Columbus service charges.

Other enterprise revenues are billed and collected directly by the City. This includes a **\$45 annual stormwater fee** for each residential household, which has remained unchanged since 2011 and is used to maintain and improve the City's stormwater infrastructure. Multi-family, condominium, and commercial properties are also subject to a



stormwater fee. The **solid waste fee** is **\$300.50 per household annually**, with adjustments for premium service or senior discounts. This fee supports the City's solid waste collection program and was last increased in 2023. Additionally, the City charges **various pool fees** for residents and non-residents to access its three swimming pools, with revenues directed toward ongoing pool operations, maintenance, and improvements.

Because these revenues are fee-based, they can fluctuate from year to year depending on several factors,

such as changes in fee rates, service usage, the number of households in the City, and the timing of payments. In 2024, revenues from the water and sewer surcharges increased due to higher usage fees charged by the City of Columbus. Solid waste revenues were affected by when payments were received, while pool revenues rose due to both increased rates (a market adjustment) and favorable weather conditions. Stormwater revenues remained relatively stable, although interest income earned by the fund declined compared to the previous year.



THE VALUE OF INCOME TAX

Income tax is a critical source of revenue for the City, supporting a wide range of services and infrastructure investments. The City levies a **2.5% income tax**, which applies to both earned income and the net profits of businesses. Revenue is generated through three main channels: **withholdings from employers, individual filings by residents**, and **business net profits** from companies operating within or doing business in Upper Arlington.

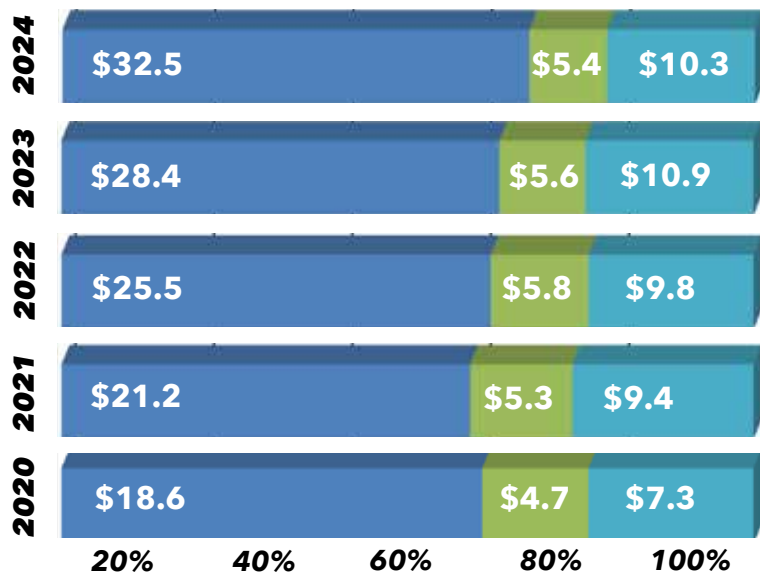
A unique aspect of Upper Arlington’s income tax structure stems from its status as a **bedroom community**, where approximately 70-80% of residents earn their income outside the City. In these cases, residents pay income taxes to the cities where they work. However, if the community where a resident works has a lower income tax rate than Upper Arlington’s 2.5%, the difference between the two rates is paid to Upper Arlington. This income tax revenue “gap” has become a significant and reliable funding source for the City.

When looking at the income tax revenue by category (based on cash collections), approximately 67% comes from employer withholdings, which include both residents and non-residents working in Upper Arlington. Just over 11% is generated from the net profits of businesses operating within or serving the City. The remainder comes from individual filings and reconciliations.

Income tax remains the City’s most important revenue stream, funding a large portion of day-to-day operations and capital improvements, and helping to maintain high-quality public services while minimizing reliance on property taxes and other fees.



INCOME TAX CATEGORIES (CASH BASIS) (in millions)



WITHHOLDING

2.5% tax due on all employees who work in the City, typically withheld from their salary and paid to the City by the employer.

NET PROFITS

2.5% tax levied on the profits realized by UA businesses after other taxes have been applied.

INDIVIDUAL

2.5% tax due on most additional income earned by individuals, including partnerships, trusts, sole proprietorships, rental income and gambling/lottery winnings.

NOTE: The data included in the review of revenues and expenditures provides an abridged summary of the City’s detailed financial statements as presented in the ACFR for the year ended December 31, 2024, prepared in accordance with Generally Accepted Accounting Principles, and does not reflect the Upper Arlington Community Improvement Corporation, a component unit of the City.

WHERE THE MONEY GOES

Expenditure Highlights – Governmental Funds

A three-year comparison of Upper Arlington's governmental fund expenditures highlights the City's strong focus on its 10-Year Capital Improvement Program and the construction of the Bob Crane Community Center, which includes related debt service and capital costs. In 2024, operational expenses also continued to rise, reaching nearly \$49 million. Overall, total governmental fund spending increased by **\$139.6 million (28%)** compared to 2023.

This increase includes **\$23.1 million** in capital spending, **\$1.0 million** in debt service, and **\$2.1 million** in operational costs.

Of the **\$74.1 million** spent on capital outlay, almost all of it was dedicated to the Capital Improvement Program and the Bob Crane Community Center project. The remaining funds supported public infrastructure related to development projects and upgrades to departmental equipment.

Operational expenses have grown due to inflation-driven increases in labor costs and the price of goods and services. Despite these pressures, **public safety remains the City's largest and most critical operating expense.** The need for continuous 24/7 staffing along with maintaining extensive equipment and facilities makes public safety a significant investment. Residents consistently identify this commitment to public safety as a key reason they choose to live in Upper Arlington.

GOVERNMENTAL FUNDS

THREE-YEAR EXPENDITURE BY TYPE

EXPENDITURES	2024	2023	2022
Public Safety	\$22,905,398	\$21,244,679	\$19,699,939
General Government	13,425,559	13,189,048	11,820,576
Public Service	5,843,807	6,205,703	4,926,370
Parks & Recreation	5,315,140	4,953,860	4,540,716
Community Development	1,485,875	1,260,945	1,143,170
Subtotal	\$48,975,779	\$46,854,235	\$42,130,771
Debt Service Payments	16,511,809	15,525,416	9,845,522
Capital Outlay	74,092,527	51,015,261	41,899,869
Total Expenditures	\$139,580,115	\$113,394,912	\$93,876,162

Just like most organizations, the largest operating cost of the City is personnel. With nearly 250 full-time employees, and several hundred seasonal staff, personnel costs account for at least 60% of operating expenditures.

UPPER ARLINGTON ELECTRIC AGGREGATION PROGRAM

In the Fall of 2023, City Council approved the launch of an Upper Arlington/SOPEC Electric Aggregation Program, following an extensive review and community engagement process.

Primary goals for the program were to facilitate stable and lower cost electric utility services for residents and business customers, to ensure the provision of reliable and first-rate customer service, and to support renewable energy, with a brown energy option for customers.

To facilitate the new program, the City joined the Sustainable Ohio Public Energy Council (SOPEC), which serves 30-plus communities across Ohio, with a collective buying power representative of one of the largest customers in the State.

SOPEC and the City reviewed market rates and terms from AEP Energy bids and locked in pricing for January of 2024 through June of 2025 at a rate of 7.203 cents per kWh. Approximately 72% of the community became enrolled through

an opt out process – more than 10,500 households and small businesses. For the 2024/2025 program, it is estimated that participants realized approximately \$2.2 million in combined savings.

Effective with the June 2025 meter read, a new rate of 9.756 cents per kWh was secured. The AEP Ohio Standard Service Offer (or price to compare) for June is 9.97 cents per kWh.

It's still possible to join this program, call 1-877-648-1937 to check your eligibility.

GOVERNMENTAL FUNDS 2024 OPERATING EXPENDITURES BY TYPE

The pie chart shown here provides a further view and description of the City's operating expenditures. As previously noted, public safety consistently ranks as the largest outlay and is also recognized as an important community priority. Large workforces are required around

the clock, in addition to the need to maintain extensive equipment and facilities. As a result, safety in Upper Arlington is considered one of the City's best attributes, often cited by residents as a reason for choosing to live here.

Community Development - 3%

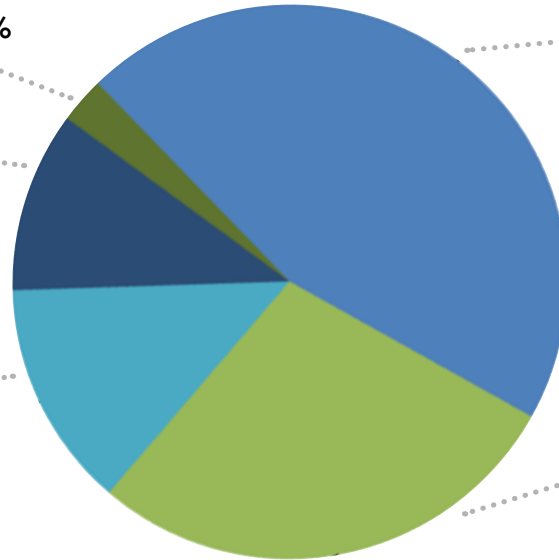
Encompasses Building Standards, Code Compliance, Zoning and Planning.

Parks & Recreation - 11%

Encompasses the services, programs and facilities provided by: Cultural Arts, Parks & Forestry, Tennis, Recreation; Senior Center.

Public Service - 13%

Encompasses Public Works, Engineering, Electrical, Streets/Utilities.



Public Safety - 45%

Encompasses the Police and Fire divisions. The Police Division is comprised of: Patrol Bureau; Investigations; Support Services (Training, Community Relations & Education). The Fire Division is comprised of: Fire; Emergency Medical Services; Fire Prevention & Inspections; Community Relations & Education.

General Government - 28%

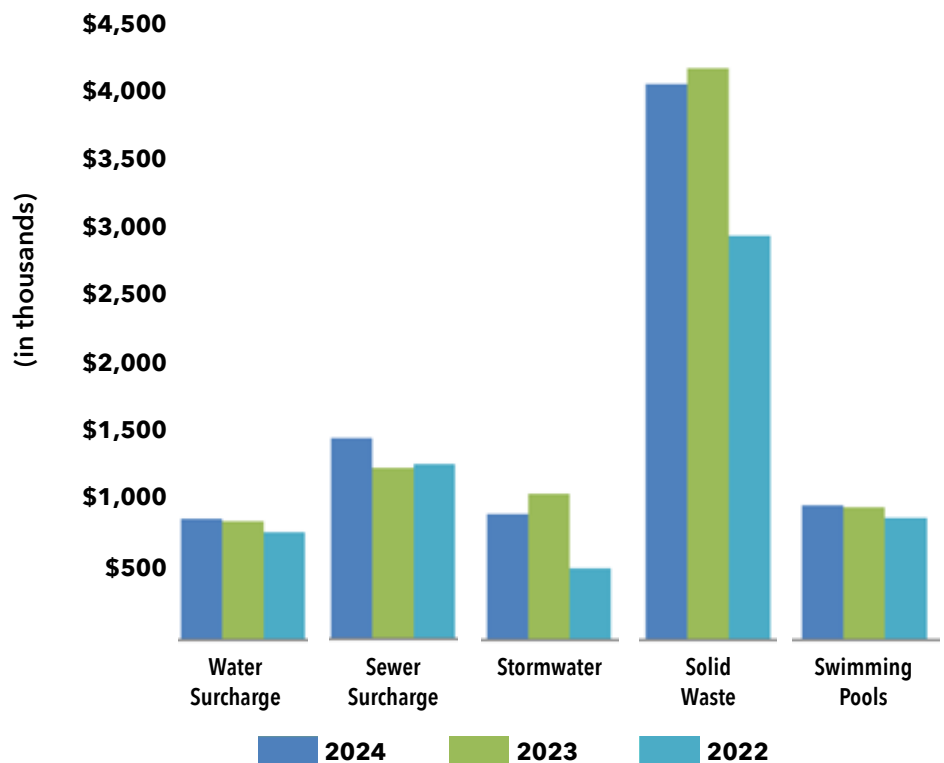
Functions serving City operations as a whole, including: Fleet Maintenance, City Manager's Office, City Attorney's Office, Mayor's Court, Finance, Building Maintenance, Information Technology, General Administration.

ENTERPRISE FUNDS - EXPENSES

Expenses in the City's enterprise funds generally remain stable from year to year. Changes in the utility funds—specifically Water, Sewer, and Stormwater—reflect how the Public Works Division allocated its workload throughout the year, including maintenance and improvements.

In the Swimming Pool Fund, expenses can vary depending on factors such as the number of days and hours the pools are open, the cost of pool chemicals, and the type of maintenance needed.

The increase in solid waste expenditures in 2024 was primarily due to higher costs associated with the City's third-party hauling contract, as well as the continued growth of the food waste composting program.



CAPITAL IMPROVEMENTS

Following a decade of implementing the City's expanded 10-Year Capital Improvement Program, more than \$138 million has been invested in the City's streets, underground infrastructure and community parks from 2014-2023. The City shows no signs of slowing down, with a busy schedule of work implemented in 2024 and robust plans for the decade ahead.

2024 CAPITAL IMPROVEMENT HIGHLIGHTS

Fishinger Road Reconstruction & Waterline

The second and final phase of long awaited improvements to Fishinger Road began early in the year, addressing the section between Riverside Drive and Mountview Road, transforming this vital community arterial. The Phase 2 price tag of \$8.3 million is being offset by up to \$5.5 million in grant monies from the Mid-Ohio Regional Planning Commission's attributable funds program.

Street Reconstruction Program

Street reconstruction projects comprise full pavement replacement, new curb and gutter and driveway approaches. For 2024, sections of Brittany, Hartsook and Carriage Hill lanes, Chartwell Road, Kingston Court, Lynnhaven, Millwood and Sandringham drives, and Vassar Place underwent improvements.

Street Maintenance Program

Sections of 17 streets underwent street maintenance improvements, which comprises street resurfacing and spot curb and gutter repairs.

Waterline Replacements

Sections of Bramford and Walhaven roads, and Overdale Drive received new waterlines.

Kingsdale Parking Deck

A single-story parking deck was installed above existing parking at the north end of the Giant Eagle parking lot at Kingsdale, to serve the Bob Crane Community Center and surrounding businesses, expanding public parking at the site by 130 spaces.

FANCYBURG PARK MASTER PLAN

The City began a master plan process for Fancyburg Park in the fall of 2024. Led by EDGE, a Columbus-based landscape and urban design firm, the process has been guided by the 2018 Parks & Recreation Comprehensive Plan.

The project has included two phases of community engagement to make sure resident input is central to the final plan. Phase I gathered input from more than 900 residents, providing insight on current park usage and what improvements they would like. A series of conceptual designs were developed from this input. In Phase II, more than 600 residents participated in a survey that helped to further shape the draft master plan.

The concept focuses on enhancing and replacing many of the existing park features, while expanding the natural feel of the park with meadow plantings and naturalized areas. One of the biggest changes proposed in the master plan is the inclusion of a new four-season shelter that could be sized to serve as a new day camp location. The plan also proposes relocating the maintenance yard to the corner of the park to open up more space within the central area.



City Council will review the final version of the Fancyburg Park Master Plan in August of 2025. Thereafter, the project will transition to detailed design, with construction of the maintenance facility scheduled to occur in 2026, and the balance of the work scheduled for 2027 and 2028.

For full details on the Fancyburg Park Master Plan and next steps, visit the Parks & Recreation Department's section of the City's website, at upperarlingtonoh.gov.

HOW CAPITAL INVESTMENTS ARE FUNDED

The City continues to prioritize long-term investments in its capital infrastructure, which includes both underground and surface systems such as water and sewer lines, roads, traffic signals, bridges, as well as public facilities, parks, and capital equipment. These investments are guided by the City's financial policies, which include maintaining a rolling **10-year Capital Improvement Program (CIP)**. The CIP is designed to ensure that infrastructure components are replaced in a timely and cost-effective manner, based on their expected service life. To support this, the City uses a combination of **cash and debt financing**.

The primary funding source for capital improvements is a dedicated **28% allocation of the City's income tax revenues**. In addition, the City contributes a portion of its general tax revenues—**\$1.25 million in 2024**—along with revenue from the **water and sewer surcharge, stormwater utility fees**, and funds generated through **economic development projects**. These revenue streams are used not only to fund current capital projects directly but also to repay existing and newly issued capital-related debt.

General Obligation Bonds serve as the City's main debt instrument for financing capital improvements

Three-Year Capital Investment Summary

Investment Type	2024	2023	2022
Governmental Funds			
Capital Equipment	\$2,644,897	\$1,358,985	\$ 868,006
Capital Improvements	64,439,827	44,326,682	39,886,379
Subtotal	67,084,724	45,685,667	40,754,385
Enterprise Funds			
Capital Equipment	669,939	68,888	36,195
Capital Improvements	8,738,783	6,197,416	17,204
Subtotal	9,408,722	6,266,304	53,399
Total Capital Investment	\$ 76,493,446	\$ 51,951,971	\$ 40,807,784

(see "Outstanding Debt" section for more detail). In 2024, approximately **65% of the City's capital improvements** were funded using bond proceeds, while the remaining **35% came from cash, grants, and other funding sources**.

Because the amount of general obligation debt the City can issue is legally limited, the City also uses **Special Obligation Bonds** for certain capital improvements tied to specific economic development projects, such as parking structures or utility line upgrades. These bonds do not count against the City's general obligation debt limit and have received **high credit ratings** from Moody's Investors Service (**Aa1**) and S&P Global (**AAA**), allowing the City to borrow at favorable interest rates and minimize long-term borrowing costs.



TRIPLE A RATINGS

The City is proud to have attained a bond rating of Aaa from Moody's Investors Service and a rating of AAA from S&P Global - the highest ratings obtainable. These credit ratings allow the City to borrow money at very favorable interest rates.

OUTSTANDING DEBT

As of the end of 2024, the City has three main types of long-term debt instruments outstanding, used to support major capital and infrastructure projects. The City’s financial policies guide the timing, amount, and types of debt it issues, ensuring borrowing is done responsibly and in alignment with long-term planning goals.

The first type is **General Obligation Bonds**, which are long-term bonds (typically 20 to 30 years) backed by the full financial commitment of the City—known as its “full faith and credit.” These bonds are primarily repaid using income tax revenues that have been specifically set aside for capital improvements or to service-related debt.

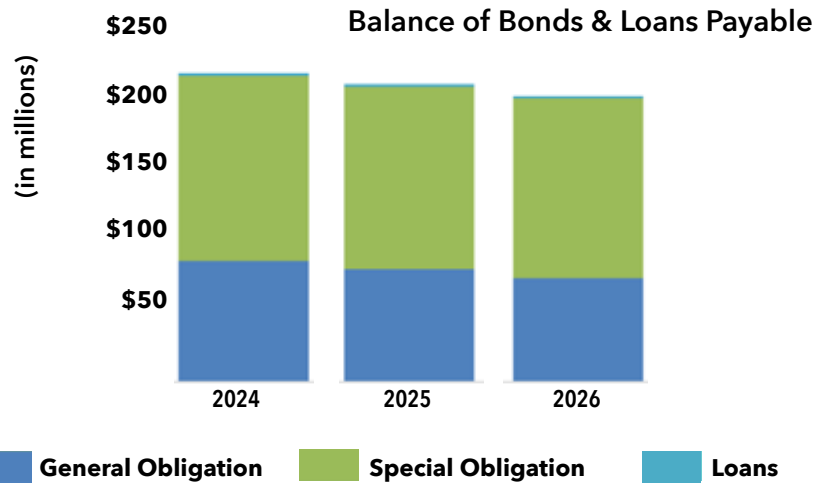
The second type is **Special Obligation Debt**, which also has a 20- to 30-year repayment period but is backed by specific revenue sources rather than general tax revenues. These sources may include payments in lieu of taxes (PILOTs), project-specific income taxes, and hotel tax revenues. The City has used special obligation debt to fund infrastructure components of developments such as Lane II, Gateway, and Kingsdale. In 2023, the City issued \$50.5 million in special obligation bonds to support

Two-Year Debt Summary (in thousands)

Debt Type	2024	2023
General Obligation Bonds	\$80,640	\$86,110
Special Obligation Non-tax Revenue Bonds	74,810	75,125
Special Obligation Income Tax Revenue Bonds	48,465	50,500
Loans	1,844	2,067
Total Debt	\$ 205,759	\$ 213,802

the construction of the Bob Crane Community Center. Although these bonds are backed by income tax revenues, repayment is primarily expected from PILOTs, hotel tax revenues, and other designated funding sources.

The third type is **Loans**, which are long-term, low-interest borrowings from other governmental entities. These loans provide a cost-effective financing option and currently include funds from the Ohio Public Works Commission and the Franklin County Infrastructure Bank.





THE CITY'S NET POSITION

The City's **net position** represents the difference between its total assets and total liabilities, offering a snapshot of its overall financial health. Changes in net position over time—whether increases or decreases—can serve as a meaningful indicator of whether the City's financial condition is improving or declining. Over the past three years, the City's total net position has increased by nearly \$67 million, or about \$22 million per year. This strong growth reflects the City's ongoing investment in capital infrastructure, supported by rising tax revenues, although partially offset by the debt incurred to fund these improvements.

Net position is divided into three key components. The largest portion is **Net Investment in Capital Assets**, which includes the City's investment in physical assets such as land, buildings, equipment, and infrastructure, minus any outstanding debt related to those assets. The second component is **Restricted Net Position**, which includes resources that are legally or contractually limited in how they can be used. These restrictions may come from legislation, grant agreements, creditors, or other external parties. Finally,

the **Unrestricted Net Position** includes all remaining funds that are not subject to specific restrictions and can be used to meet the City's general obligations. However, it's important to note that unrestricted funds from the City's business-type activities—such as utilities—cannot be used to cover governmental operations.

Despite the overall growth in net position, the **unrestricted net position for Governmental Activities remains negative**. This is largely due to several factors: the City has drawn down existing unrestricted balances to fund capital projects, has allocated income tax revenues to capital assets related to business-type functions (like water and sewer systems), and is required to account for long-term pension and post-employment benefit liabilities as outlined in Governmental Accounting Standards Board (GASB) Statements No. 68 and 75. These accounting requirements, while important for transparency, can significantly impact the reported unrestricted balance. For a more detailed explanation, the City's ACFR provides further insights.

Net Position (in thousands)

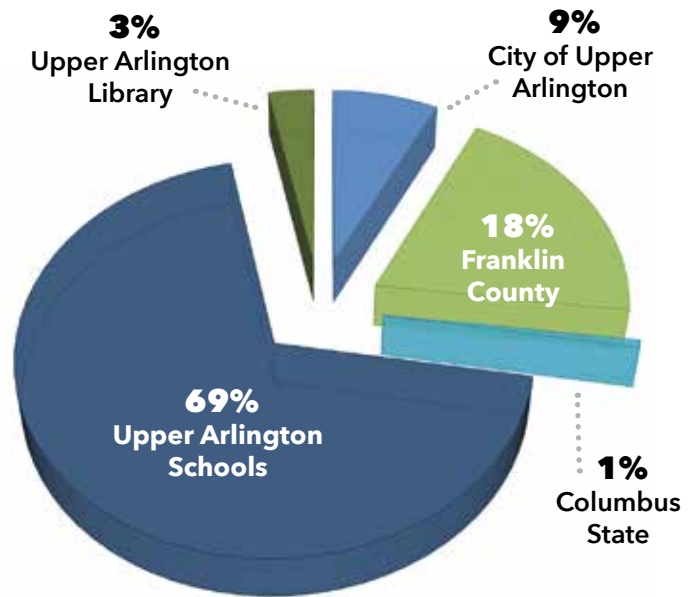
	Governmental Activities			Business-type Activities			Total		
	Restated 2024	2023	2022	Restated 2024	2023	2022	Restated 2024	2023	2022
Net investment in capital assets	\$109,023	\$84,571	\$81,605	\$66,715	\$59,013	\$54,350	\$175,738	\$143,584	\$135,955
Restricted	66,008	55,919	40,096	67	-	-	66,075	55,919	40,096
Unrestricted	(8,870)	(1,766)	(9,720)	9,794	9,736	8,512	924	7,970	(758)
Total net position	\$166,161	\$138,724	\$112,431	\$76,576	\$68,749	\$62,862	\$242,737	\$207,473	\$175,293

WHERE YOUR PROPERTY TAXES GO

For many homeowners, property taxes are one of the largest annual expenses. In Upper Arlington, these taxes are administered by Franklin County and are often included as part of monthly mortgage payments. Because of this automatic collection, many residents may not fully consider how their property tax dollars are distributed or used.

As illustrated in the accompanying chart, only a small portion of property taxes paid by Upper Arlington residents go directly to the City of Upper Arlington. Most of these funds support the Upper Arlington School District and various Franklin County levies.

Even though the City receives a smaller share, property taxes remain one of its largest and most reliable sources of revenue, making up about 15% of the City's total governmental revenues. These funds help support essential local services like public safety, road maintenance, parks, and other community programs. For a detailed breakdown of property tax allocation and to estimate your property tax bill, residents can visit the Franklin County Auditor's website at franklincountyauditor.com or contact the Auditor's office directly.



ENVISION HENDERSON

In 2024, the City focused on its northern edge, as it worked to develop a West Henderson Road Vision Plan. The study was the next logical step for the corridor, following zoning updates within the office district centered around Arlington Centre Boulevard, a process that was finalized at the close of 2022.

The study area runs from Stonehaven Drive/Chevy Chase Court on the west, to Reed Road on the east. The planning process included a review of prior studies and plans, existing regulations, community input, consideration of prospective regulations for redevelopment opportunities, and an exploration of complete streetscape concepts to safely accommodate all users. The final plan highlights an aspirational, yet achievable vision for the corridor that will be supported by policy recommendations, roadway and streetscape improvements, potential site concepts, and guidance for



funding and implementation.

The Henderson Road corridor and what happens to it is important to the City for several reasons. The Central Ohio region is growing rapidly, and every community - Upper Arlington included - is feeling the impacts and pressures of this change. How communities prepare for what's to come, will be key to their longterm health, identity and vibrancy. West Henderson Road is the last major business district within the City with the potential for significant change.

However, unlike Lane Avenue and Kingsdale, a combination of factors make the district a more complex proposition for prospective developers, with no significant projects emerging to date under the City's existing Planned Mixed-Use District framework.

One unique issue running in parallel with the study was a change in ownership of the road itself. In 2024, the cities of Columbus and Upper Arlington began discussions to transfer the deed and management of

BOB CRANE COMMUNITY CENTER

Upper Arlington has fulfilled a long-held community need, with completion of the Bob Crane Community Center in the Spring of 2025. This followed a multi-year exploration process triggered by the 2018 Parks & Recreation Comprehensive Plan that included an extensive feasibility study led by residents, a vote of the community which achieved 80% support, and a detailed design and construction process.

The Facilities

- Indoor pool
- Locker rooms
- Fitness & exercise spaces
- 3 gymnasiums (1 multi-purpose)
- Senior lounge
- Child watch



- E-sports room
- Programming classrooms
- Party room & meeting spaces
- Event center
- Walking/running track
- Skyline balcony & outdoor deck
- Social gathering spaces

Capital Campaign successfully reached its goal of \$8 million in private donations to help support the project, with the lead donor, Loann Crane, naming the facility in honor of her late husband, Bob Crane.

OSU Wexner Medical Center

OSUWMC signed a 15-year lease with the City for space on two levels of the building, to house cancer survivor services, integrative medicine and physical therapy services. The lease will generate more than \$1 million annually in lease payments, which will be primarily be utilized to repay the debt service on the issued bonds.

Financial Highlights

The Community Center building (including leasable space) was budgeted at a cost of approximately \$85 million. The primary sources of funding for the project were two bond issuances. Existing cash balances and funds derived for a capital campaign to complete the capital stack for the project.

In addition to the Community Center building, the City facilitated tax increment financing and contributions totally approximately \$24 million for infrastructure improvements including a parking garage and a parking deck to provide adequate parking to the Community Center and Kingsdale area.

Capital Campaign

The Upper Arlington Community Foundation's Community Center



the stretch of Henderson Road from Reed Road to Stonehaven Drive, a process that was finalized by the close of the year.

In most cases, roads are maintained by a public entity like a city. While these entities must work within state and federal guidelines, they typically have authority to pursue capital improvement projects. Transferring the Henderson Road deed to the City of Upper Arlington was a critical first step for implementing the Envision Henderson corridor plan.

The Envision Henderson Report was adopted by City Council in March 2025 and the final report is available on the City's website, at upperarlingtonoh.gov.

Next steps are to prioritize the recommendations and develop an implementation timeline.

BUSINESS HOURS

Municipal Services Center

Monday-Friday, 8 am-5 pm

Public Service Center

Monday-Friday, 7 am-4:30 pm

2024 Popular Annual Financial Report

The City of Upper Arlington is proud of its record as a fiscally prudent and responsive municipality. The Finance Division is frequently recognized for maintaining exceptionally high standards:

Award for Outstanding Achievement in Popular Annual Financial Reporting - 19 years

Certificate of Achievement for Excellence in Financial Reporting - 37 years

Distinguished Budget Presentation Award - 34 years

Bond rating of Aaa from Moody's Investors Service and a rating of AAA from S & P Global - The Highest Ratings Obtainable

2023 GFOA Triple Crown winner, which recognizes governments that have received GFOA's Certificate of Achievement for Excellence in Financial Reporting, Popular Annual Financial Reporting Award, and the Distinguished Budget Presentation Award. The City was one the eight Ohio cities to receive this recognition.

2024 UPPER ARLINGTON CITY COUNCIL



FROM LEFT: Todd Walter, Kathy Adams, Brian Close (Vice President), Ukeme Awakessien Jeter (President), Jim Lynch, Heidi Munc, John Kulewicz



Government Finance Officers Association

Award for Outstanding Achievement in Popular Annual Financial Reporting

Presented to

City of Upper Arlington Ohio

For its Annual Financial Report for the Fiscal Year Ended December 31, 2023

Christopher P. Morill
Executive Director/CEO



Steve Schoeny
City Manager



Brent Lewis
Finance Director

This Popular Annual Financial Report (PAFR) is intended to summarize the financial activities of the City of Upper Arlington and is drawn from the financial information appearing in the 2024 Annual Comprehensive Financial Report (ACFR). Copies of the ACFR are available at the libraries and can be viewed on the City's website as well as a digital version of the PAFR. The data included in this review is not prepared in accordance with GAAP as only a portion of the City's financial statements is presented.