

**FACT SHEET  
AIRSIDE FIVE LLC  
JULY 2019**

**I. STATEMENT OF PURPOSE – Enterprise Zone**

The Department of Development recommends an Enterprise Zone property tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements made by Airside Five LLC for the purpose of constructing a speculative office and distribution center.

**II. PROJECT HISTORY**

Established in May of 2019, the primary business of Airside Five LLC is the ownership of real estate used for office and distribution. Airside Five LLC, an affiliate of Columbus-based developer The Daimler Group, Inc., proposes to construct a 140,000-square-foot speculative office and distribution center on Bridgeway Avenue, a site presently owned by the Columbus Regional Airport Authority.

Airside Five LLC proposes to invest a total cost of approximately \$8,000,000 in real property improvements to construct a new speculative office and distribution center consisting of approximately 140,000 sq. ft. +/- at Bridgeway Avenue, Columbus, Ohio, parcel number to be designated, created from portions of parcels 520-164563, 520-263243, 520-263245, 520-263244, 520-164555, and 520-287806 (“**Project Site**”). It is estimated that the new development will support the creation of 10 net new full-time permanent positions to the City of Columbus with an associated new annual payroll of approximately \$350,000 by the end of the third full year of operation. As this is a speculative development, the exact number of full-time permanent positions expected to be relocated to the site is unknown.

Airside Five LLC is requesting an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years to assist in the development of the aforementioned project.

**III. PROJECT INVESTMENT**

<b>INVESTMENT TYPE</b>	<b>PROPOSED VALUE</b>
Construction of new building	\$8,000,000
<b>TOTAL INVESTMENT</b>	<b>\$8,000,000</b>

**IV. DECISION & TIMING**

The project is expected to begin in September 2019 with a scheduled time of completion for March 2021, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

The project will create 10 new full-time permanent office positions with a new associated estimated annual payroll of approximately \$350,000.

<b>Position Title</b>	<b>Number of New Jobs</b>	<b>Average Hourly Rate</b>	<b>Average Annual Salary</b>	<b>Total Estimated Payroll for New Positions</b>
Distribution Employee	10	\$16.83	\$35,000	\$350,000
<b>TOTALS</b>	<b>10</b>			<b>\$350,000</b>

The proposed project site is located at Bridgeway Avenue Columbus, Ohio (parcel number to be assigned), and is accessible by public transportation Central Ohio Transit Authority (COTA).

## **VI. REQUESTED PUBLIC PARTICIPATION**

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) years on real property improvements for the purpose of constructing a speculative office and distribution center at the proposed Project Site.

## **VII. NEW TAX IMPACT: ANNUAL, 10 & 20-YEAR SUMMARY**

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
A. Real Property Tax Revenue	\$218,384	\$2,183,837	\$4,367,674
B. New City Income Tax Revenue	\$8,750	\$87,500	\$175,000
C. Total Unabated Tax Revenue (i.e., A+ B)	\$227,134	\$2,271,337	\$4,542,674

<b>Abatement Impact</b>	<b>Average Annual</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
D. Total Proposed Tax Abatement 75%/ten (10) consecutive years on Real Property Improvements.	\$163,788	\$1,637,878	\$1,637,878
E. Total Revenue Net of Tax Abatement (i.e., C-D)	\$63,346	\$633,459	\$2,904,797

<b>School District Impact Columbus City School District</b>	<b>Average Annual</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
F. Existing School District Revenue from Real Property at site	\$0	\$0	\$0
G. New Revenue as a Result of the Proposed Project (25%)	\$36,794	\$367,940	\$1,839,702

H. New Vocational School Revenue as a Result of the Proposed Project (25%)	\$1,400	\$14,000	\$70,000
I. Total School District Revenue (i.e., F+G+H)	\$38,194	\$381,940	\$1,909,702

**VIII. TAX BENEFIT**

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$1,637,878** for Airside Five LLC over the incentive term of ten (10) years. Gahanna Jefferson City School District is estimated to receive **an additional \$367,940** over the term of the abatement and **approximately \$1,839,702 over a 20 year period** and Eastland-Fairfield Career and Technical Schools District is estimated to receive **an additional \$14,000** over the term of the abatement and **approximately \$70,000 over a 20 year period**, as a result of the expansion project.

The first ten years of total taxes for the Library, County, Township, Schools and City net of the abatement equals a total of approximately **\$545,959**.

100% for the next ten years is \$2,183,837 plus the \$545,959 from the first ten years equals a **total for 20 years of approximately \$2,729,797 in new tax revenue**.

**IX. AREA IMPACT/GREEN INITIATIVES**

The building is designed to increase energy efficiency and allow tenants to include recycling or green programs in their operations.