

**FACT SHEET**  
**HQ Office I LLC**  
**September 2020**

**I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION**

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five (75%) for a period of ten (10) consecutive years on real property improvements for the purpose of constructing a new speculative Class A office building, and creating new employment opportunities for the residents of the City of Columbus.

**II. PROJECT HISTORY**

Established in December 2019, the primary business of HQ Office I LLC is the ownership of real estate used for office. HQ Office I LLC, a wholly owned subsidiary of Columbus-based developer Hamilton Crossing LLC, proposes to construct a 141,000-square-foot speculative Class A office building at 4960 E. Dublin Granville Road, Columbus, Ohio 43081. The officers for Hamilton Crossing LLC are: Robert C. White, Don M. Casto III, Christopher Ruess, Brent Bradbury, Robert C. White Jr., and Paul Ghidotti.

HQ Office I LLC proposes to invest a total project cost of approximately \$19,200,000 in real property improvements to construct an approximately 141,000 square-foot speculative Class A office building at 4960 E. Dublin Granville Road, Columbus, Ohio 43081, parcel number 010-221377 (“**Project Site**”). Additionally, the company will create 15 net new full-time permanent positions with an estimated annual payroll of approximately \$750,000 at the proposed **Project Site**.

HQ Office I LLC is requesting an Enterprise Zone property tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements to assist in the redevelopment of this project.

**III. PROJECT INVESTMENT**

| <b>INVESTMENT TYPE</b>  | <b>PROPOSED VALUE</b> |
|-------------------------|-----------------------|
| New Construction        | \$19,200,000          |
| <b>TOTAL INVESTMENT</b> | <b>\$19,200,000</b>   |

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as September 2020 with a scheduled time of completion of January 2022, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

The project will create 15 net new full-time permanent office positions with an estimated annual payroll of approximately \$750,000.

| Position Title | Number of New Jobs | Average Hourly Rate | Average Annual Salary | Total Estimated Payroll for New Positions |
|----------------|--------------------|---------------------|-----------------------|---|
| Office         | 15                 | \$24.04             | \$50,000              | \$750,000                                 |
| <b>TOTALS</b>  | <b>15</b>          |                     |                       | <b>\$750,000</b>                          |

Total new payroll to the City of Columbus will be approximately \$750,000.

The proposed project site is located at 4960 E. Dublin Granville Road, Columbus, Ohio 43081 parcel number 010-221377.

## 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 purposes of an approximately 141,000 square-foot speculative Class A office building at the proposed **Project Site**.

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

| Unabated Revenue   | Average Annual | 10-year Summary | 20-year Summary |
|--|----------------|-----------------|-----------------|
| A. Real Property Tax Revenue   | \$553,458      | \$5,534,580     | \$11,069,160    |
| B. New City Income Tax Revenue   | \$18,750       | \$187,500       | \$375,000       |
| C. Total Unabated Tax Revenue<br>(i.e., A. + B.)   | \$572,208      | \$5,722,080     | \$11,444,160    |
|  |                |                 |                 |
| Proposed Tax Abatement Impact  | Average Annual | 10-year Summary | 20-year Summary |
| D. Total Proposed Tax Abatement<br>seventy-five percent (75%)/ten<br>(10) Consecutive Years on Real<br>Property Improvements | \$415,094      | \$4,150,939     | \$4,150,939     |
| E. Total Unabated Property Tax<br>Revenue<br>(i.e., C.-D.)   | \$157,114      | \$1,571,141     | \$7,293,221     |
|  |                |                 |                 |
| School District Impact:<br>Columbus City Schools   | Average Annual | 10-year Summary | 20-year Summary |
| F. Existing School District Revenue<br>from Real Property at site (pre<br>abatment)  | \$16,544       | \$165,440       | \$330,880       |

|   |           |             |             |
|---|-----------|-------------|-------------|
| G. New Revenue as a Result of the Proposed Project (post abatement) | \$98,545  | \$985,450   | \$4,927,248 |
| H. Total School District Revenue (i.e., F. + G.)                    | \$115,089 | \$1,150,890 | \$5,258,128 |

**VIII. TAX BENEFIT**

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$4,150,939 for HQ Office I LLC over the incentive term of ten (10) years. Columbus City Schools is estimated to receive an additional \$985,450 over the term of the abatement and approximately \$4,927,248 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 **\$1,383,646**.

100% for the next ten years is \$5,258,128, plus the \$1,383,646 from the first ten years equals a **total for 20 years of approximately \$6,641,774**.