

**FACT SHEET  
HIGH STREET 2008, LLC  
NOVEMBER, 2008**

**I. STATEMENT OF PURPOSE- Revitalization and Job Creation**

The Department of Development recommends an Enterprise Zone Abatement for the purpose of creating 7 new positions within the City of Columbus and revitalizing the “Mile on High District”.

**II. PROJECT HISTORY**

High Street 2008, LLC is a developer of office and commercial properties. The principal of the LLC manages in excess of 25 commercial buildings in 5 Ohio cities with superior rated tenancies. The high standards for tenant acceptability assure the same standards for occupancy in the High Street project.

The goal of High Street 2008, LLC is to attract quality office and/or commercial tenants with high paying positions to the downtown area and continue the revitalization of the core of the City.

High Street 2008, LLC is proposing to renovate the interior and exterior of the 23,000 square foot vacant building at 45 N. High Street. The vacant property previously occupied by Arbys is located in the “Mile on High District”.

High Street 2008, LLC is requesting an Enterprise Zone abatement from the City of Columbus to assist in the development of this project.

**III PROJECT INVESTMENT**

Acquisition of property	\$525,000
Renovation Costs	\$725,000
<b>TOTAL INVESTMENT</b>	<b>\$1,250,000</b>

**IV. DECISION & TIMING**

The project is expected to begin December 2008 with completion scheduled for Spring 2009, contingent upon Columbus City Council approval of the recommended tax incentive.

## V. EMPLOYMENT

The High Street 2008, LLC project is anticipated to create 7 full-time permanent jobs with an annual payroll of \$436,000 and 3 part-time employees with an annual payroll of \$60,000.

The anticipated new full-time positions will be:

Senior Manager	1	\$57.69	\$120,000	\$120,000
Manager	2	\$38.46	\$80,000	\$160,000
Supervisor	1	\$28.84	\$60,000	\$60,000
Administrative	1	19.23	40,000	\$40,000
Administrative	2	\$13.46	\$28,000	\$56,000
Total	7			\$436,000

**The High Street 2008, LLC project tenants are anticipated to offer their full-time employees the following benefits:**

Paid Holidays  
Vacation/Personal Days  
401 K Retirement Plan  
Training & Education  
Disability Pay  
Annual Bonus  
Medical/Dental Insurance

Benefits would expect to begin after 90 days of service.

### **SEVERANCE POLICY**

Due to the speculative nature of this project, the Department of Development could not ascertain a severance policy by the anticipated tenants.

The project is located at 45 N. North High Street and is accessible by public transportation (COTA).

## VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends a 75%/10 year Enterprise Zone tax abatement for the real property improvements for High Street 2008, LLC. The employer (s) will enter into a First Source Agreement for new and replacement jobs if Columbus City council approves the proposed tax incentives.

A similar project is Barrio, Ltd. that received a 75%/10 year abatement.

## VII. NEW TAX IMPACT/10 YEAR SUMMARY

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>10-Year Summary</b>
A. Real Property	17,000	170,000
B. Income Tax Revenue	8,720	87,200
C. Total Unabated Tax Impact (A+B)	25,720	257,200

<b>Abatement/Incentive Impact</b>	<b>Average Annual</b>	<b>10-Year Summary</b>
D. Proposed Tax Abatement (75%/10 years Real Property)	12,750	127,500
E. Net Revenue to City (C-D)	12,970	129,700

<b>School District Impact (Columbus Schools)</b>	<b>Average Annual</b>	<b>10 Year Summary</b>
F. Existing Revenue	13,000	130,000
G. New Revenue	3,000	30,000
H. (F+G) Total Revenue	16,000	160,000

Revenue sharing with the Columbus Public Schools is not anticipated because the annual payroll of the new employees is projected to be under \$1 million per year.

## **VIII. WORKFORCE DEVELOPMENT**

Employers granted a tax incentive must enter into a First Source Agreement with the City. First Source seeks to assure continuing employment opportunities for Columbus residents who are unemployed or underemployed. The First Source Agreement establishes as the employer's goal, the filling of at least 50% of employer's covered job openings (entry level to intermediate skilled positions) with job applicants referred by the First Source program. Job applicants referred to the employer by First Source will have been pre-screened and identified as qualified based on job descriptions the employer will provide to the City's First Source Administrator. The City's First Source Administrator, the Central Ohio Workforce Investment Corporation (COWIC), will coordinate the recruitment, pre-screening and referral of job candidates for covered positions.

## **XI. TAX BENEFIT**

The recommended 75%/10 year Enterprise Zone Abatement could yield a tax savings of \$127,500 for High Street 2008, LLC over the abatement period. The Columbus School District will receive an additional \$30,000 over the abatement period.

## **X. AREA IMPACT/GREEN INITIATIVE**

No residential or commercial displacement will occur as a result of this project. It is anticipated the tenants will utilize recycling as a "Green Initiative".