

**FACT SHEET
JANUARY 2014
JAI GURU, LLC**

I. STATEMENT OF PURPOSE – Enterprise Zone

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 at 3121 Olentangy River Road and the creation of new employment in the City of Columbus.

II. PROJECT HISTORY

Jai Guru LLC is an affiliate of Sintel Hotel Group, which consists of numerous affiliated hotels in the Central Ohio Area. All of the hotels are owned privately by closely held companies. The purchase of a Wyndham brand limited service hotel in 1997 was the first in the group. Today, the Sintel Hotel Group has grown to include a portfolio of close to 740 rooms. That growth has also included the development and operational strategy within the entire group to operate with premium service as the number one criteria. The Sintel Hotel Group now includes Hilton and Intercontinental Hotels Group its family of hotels. Intercontinental Hotels Group franchises the Holiday Inn Express and the Staybridge brand.

The proposed Staybridge Suites hotel project involves the construction of a 93 room hotel above a two-level parking garage at 3121 Olentangy River Road within the Columbus North Enterprise Zone. The \$10 million project (\$8.5 million for building construction and \$1.5 million for furniture, fixtures and equipment) will include seven stories, with 67,000 square feet and will replace a car wash and drive-thru at the site currently. A total of five (5) jobs will be created that are above the \$12.00 an hour range.

Jai Guru, LLC is requesting an Enterprise Zone Tax Abatement from the City of Columbus to assist in the development of this project.

III. PROJECT INVESTMENT

Construction of Building	\$ 8,500,000
Furniture, Fixtures and Equipment	\$ 1,500,000
TOTAL INVESTMENT	\$10,000,000

V. DECISION & TIMING

The project is scheduled to begin September, 2014 with a scheduled time of completion of January, 2016, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create 5 new full-time positions with an annual payroll of \$167,000.

Position	Number of New Jobs	Hourly Rate	Annual Salary	Total Estimated Payroll for New Jobs
General Manager	1	\$25.00	\$52,000	\$52,000
Sales Manager	1	\$19.23	\$40,000	\$40,000
Maintenance Supervisor	1	\$12.00	\$25,000	\$25,000
Front Desk Supervisor	1	\$12.00	\$25,000	\$25,000
Front Desk Manager	1	\$12.00	\$25,000	\$25,000
TOTAL				\$167,000

Benefits provided to employees of Jai Guru, LLC begin 120 days after joining the company and include:

- Vacation Pay
- Annual Bonus
- Employee Uniforms
- Employee Discounts
- Pension Profit Sharing Plan
- Paid Vacation/Personal Day
- Training & Education Benefits

VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends a 75%/10-year Enterprise Zone Tax Abatement to Jai Guru, LLC if Columbus City Council approves the proposed tax incentive.

VII. NEW TAX IMPACT/ANNUAL AND 10-YEAR SUMMARY

Unabated Revenue	Average Annual	10-year Summary
A. Real Property Tax Revenue	\$237,145	\$2,371,450
B. New City Income Tax Revenue	\$ 4,175	\$ 41,750
C. Total Unabated Tax Revenue	\$241,320	\$2,413,200

Abatement Impact	Average Annual	10-year Summary
D. Total Proposed Tax Abatement 75%/10-yrs on Real Property	\$ 177,860	\$1,778,600
E. Total Revenue Net of Tax Abatement (i.e., C-D)	\$ 63,460	\$ 634,600
School District Impact Columbus City School District	Average Annual	10-year Summary
F. Existing School District Revenue from Real Property at site	\$ 17,611	\$176,110
G. New Revenue as a Result of the Proposed Project	\$ 41,168	\$411,680
H. Total School District Revenue	\$ 58,779	\$587,790

VIII. WORKFORCE DEVELOPMENT

Employers granted a tax incentive will meet with the Central Ohio Workforce Investment Corporation to develop a relationship to assure continuing employment opportunities for Columbus residents who are unemployed or underemployed.

IX. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone Abatement could yield a tax savings of approximately \$1,778,588 for Jai Guru, LLC over the term of the abatement. The Columbus City Schools will receive an additional \$411,683 over the term of the abatement.

X. AREA IMPACT/GREEN INITIATIVES

The company does not have any green initiatives at the current time.