

**FACT SHEET  
MAGELLAN ENTERPRISES LLC  
MARCH 2021**

**I. STATEMENT OF PURPOSE – COMMUNITY REINVESTMENT AREA**

The Department of Development recommends a Community Reinvestment Area property tax abatement of one hundred percent (100%) for a period of fifteen (15) consecutive years on real property improvements by Magellan Enterprises LLC for the purpose of constructing a data center operation and creating new employment opportunities.

**II. PROJECT HISTORY**

Magellan Enterprises LLC is proposing to develop, construct (in one or more phases) and operate on one or more data center(s) as well as certain buildings, structures and infrastructure for accessory, supporting, associated or related uses, such as (but not limited to) offices and utility buildings, structures and appurtenances on 495.9 acres +/- located at 5076 South High Street, Columbus, Ohio 43137, parcel number 510-180711 (the “**Project Site**”).

Magellan Enterprises LLC expects to invest at least \$300,000,000, with approximately \$150,000,000 or more classified as real property and approximately \$150,000,000 or more classified as personal property in order to construct and operate the data center operations and has estimated these operations will support the creation of 20 net new full-time permanent positions within the City of Columbus with an associated new annual payroll of approximately \$2,000,000 by December 31, 2027.

Magellan Enterprises LLC is requesting a Community Reinvestment Area property tax abatement of one hundred percent (100%) for a period of fifteen (15) consecutive years on real property improvements to assist in the development of this project.

**III. PROJECT INVESTMENT**

<b>INVESTMENT TYPE</b>	<b>PROPOSED VALUE</b>
Real Property Investment	\$150,000,000
Personal Property Investment	\$150,000,000
<b>TOTAL INVESTMENT</b>	<b>\$300,000,000</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as June 2021 with a scheduled time of completion of December 2025, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

Magellan Enterprises LLC has estimated that the data center operations will support the creation of 20 net new full-time permanent positions within the City of Columbus with an associated new annual payroll of approximately \$2,000,000 by December 31, 2027.

<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>
Data Center Technician	5	\$35.77	\$74,404	\$372,020
Facility Technician	9	\$41.56	\$86,444	\$777,996
Other Individual Contributor	1	\$35.77	\$74,400	\$74,400
Facility Manager	1	\$72.12	\$150,000	\$150,000
Operations Manager	2	\$78.27	\$162,792	\$325,584
Other Manager	2	\$72.12	\$150,000	\$300,000
<b>TOTALS</b>	<b>20</b>			<b>\$2,000,000</b>

The proposed **Project Site** is located at 5076 South High Street, Columbus, Ohio 43137, parcel number 510-180711 in Franklin County. The Project Site is accessible by public transportation (Central Ohio Transit Authority).

**VI. REQUESTED PUBLIC PARTICIPATION**

The Department of Development recommends a Community Reinvestment Area tax abatement of one hundred percent (100%) for a period of fifteen (15) consecutive years on real property improvements for the purpose of developing, constructing (in one or more phases) and operating from one or more data center(s) as well as certain buildings, structures and infrastructure for accessory, supporting, associated or related uses, such as (but not limited to) offices and utility buildings, structures and appurtenances on 495.9 acres +/- located at 5076 South High Street, Columbus, Ohio 43137, parcel number 510-180711.

**VII. NEW TAX IMPACT: ANNUAL & 15-YEAR SUMMARY**

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>15-year Summary</b>	<b>30-year Summary</b>
A. Real property tax revenue	\$3,622,358	\$54,335,376	\$108,670,752
B. New City income tax revenue	\$50,000	\$750,000	\$1,500,000
C. Total unabated tax revenue (i.e., A. + B.)	\$3,672,358	\$55,085,876	\$110,170,752

<b>Proposed Tax Abatement Impact</b>	<b>Average Annual</b>	<b>15-year Summary</b>	<b>30-year Summary</b>
D. Total proposed tax abatement – one hundred percent (100%)/fifteen (15) consecutive years on real property improvements	\$3,622,358	\$54,335,376	\$54,335,376
E. Total unabated property tax revenue (i.e., C.-D.)	\$50,000	\$750,000	\$1,500,000

<b>School District Impact: Hamilton Local Board of Education</b>	<b>Average Annual</b>	<b>15-year Summary</b>	<b>30-year Summary</b>
F. Existing school district revenue from real property at site (pre abatement)	\$5,303	\$79,545	\$159,090
G. New revenue as a result of the proposed project (post abatement)*	\$0	\$0	\$21,506,850
H. Total school district revenue (i.e., F. + G.)	\$5,303	\$79,545	\$21,665,940
<b>School District Impact: Eastland Joint Vocational School District</b>	<b>Average Annual</b>	<b>15-year Summary</b>	<b>30-year Summary</b>
I. Existing joint vocational school district revenue from real property at site (pre abatement)	\$391	\$5,865	\$11,730
J. New revenue as a result of the proposed project (post abatement)*	\$0	\$0	\$1,575,000
K. Total joint vocational school district revenue (i.e., I. + J.)	\$391	\$5,865	\$1,586,730

**VIII. TAX BENEFIT**

The recommended Community Reinvestment Area property tax abatement could yield a tax savings of approximately \$54,335,376 for Magellan Enterprises LLC over the incentive term of fifteen (15) years. The City of Columbus will receive a net benefit of approximately \$750,000 in new withholding tax over the term of the incentive.

(\* ) Note: The Hamilton Local School District is not estimated to receive additional property tax revenue over the term of the abatement as a result of the project. However, as per a separately negotiated and approved Compensation Agreement, the Hamilton Local School District is expected to receive:

- Annual compensation payment equal to the sum of \$600,000 and, if applicable, an additional square foot portion equal to the product of \$1.11 and the number of square feet of buildings then subject to an exemption in excess of 450,000 square feet.

## **IX. AREA IMPACT/GREEN INITIATIVES**

Magellan Enterprises LLC follows a number of green initiatives including a 100 percent renewable energy goal.