

**FACT SHEET  
MAY 2016  
LIGHTNING PROPCO I, LLC AND  
MICRO ELECTRONICS, INC.**

**I. STATEMENT OF PURPOSE – ENTERPRISE ZONE**

The Department of Development recommends an Enterprise Zone property tax abatement of fifty percent (50%) for a period of eight (8) years on real property improvements with Lightning Propco I, LLC, the property owner, and Micro Electronics, Inc., a long-term tenant.

**II. PROJECT HISTORY**

Lightning Propco I, LLC is a real estate holding entity related to Evergreen Industrial Properties, LLC. Evergreen Industrial Properties, LLC owns and manages a portfolio of real estate assets, was incorporated in 2014, and is based in California.

Micro Center is an American computer department store founded in Columbus, Ohio in 1979 by two former Radio Shack employees. Micro Center is a subsidiary of Micro Electronics, Inc., a privately held corporation headquartered in Hilliard, Ohio. In addition to selling the name brand products of a multitude of manufacturers, Micro Center also sells products under a variety of its own brand names.

Lightning Propco I, LLC, together with its tenant Micro Electronics, Inc., is proposing to expand its existing 262,636-square-foot facility located at 2701 Charter Street Columbus, Ohio 43228 (parcel number: 560-241826-00) by adding approximately 43,380 square feet of warehouse distribution space. Micro Electronics, Inc. will occupy the entirety of the expanded space as part of an amended long-term lease arrangement.

Micro Electronics, Inc. will retain 104 full-time permanent positions at the project site with an associated annual payroll of approximately \$3,005,612 and create 5 new full-time permanent positions with an associated new annual payroll of approximately \$130,000. The project involves a total investment of approximately \$2,970,000, which includes \$2,670,000 in real property improvement and the balance related to the acquisition of machinery, equipment, furniture and fixtures.

Lightning Propco I, LLC and Micro Electronics, Inc. are requesting an Enterprise Zone Tax Abatement of fifty percent (50%) for a period of eight (8) years on real property improvements to assist in the development of this project.

**III. PROJECT INVESTMENT**

<b>INVESTMENT TYPE</b>	<b>PROPOSED VALUE</b>
Additions/New Construction	\$2,670,000
Improvements to Existing Buildings	\$100,000
Machinery & Equipment	\$100,000
Furniture & Fixtures	\$100,000
<b>TOTAL INVESTMENT</b>	<b>\$2,970,000</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin upon Council approval of the requested incentive with a scheduled time of completion as early as September, 2016, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

As a result of this project, Micro Electronics, Inc. will retain 104 full-time permanent positions at the project site with an associated annual payroll of approximately \$3,005,612 and will create 5 new full-time permanent positions with an associated new annual payroll of approximately \$130,000.

<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>
Warehouse Associates	5	\$12.50	\$26,000	\$130,000
<b>TOTALS</b>	<b>5</b>			<b>\$130,000</b>

Micro Electronics, Inc. will offer their full-time employees the following benefits which begin after 90 days of continuous employment:

- Paid Holidays
- Paid Vacation/Personal Days
- Vacation Pay
- 401(k) Retirement Plan
- Medical/Dental Insurance
- Severance Policy
- Employee Discount
- Training & Education Benefits

The project site, 2701 Charter Street Columbus, Ohio 43228, is accessible by public transportation (Central Ohio Transit Authority).

**VI. REQUESTED PUBLIC PARTICIPATION**

The Department of Development recommends an Enterprise Zone Tax Abatement of fifty percent (50%) for a period of eight (8) years on real property improvements for the purpose of constructing an additional 43,380 square feet of warehouse space at 2701 Charter Street Columbus, Ohio 43228 (parcel number: 560-241826-00).

**VII. WORKFORCE DEVELOPMENT**

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

**VIII. NEW TAX IMPACT: ANNUAL & 8-YEAR SUMMARY**

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>8-year Summary</b>
A. Real Property Tax Revenue	\$320,451.00	\$2,563,608.00
B. New City Income Tax Revenue	\$3,250.00	\$26,000.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$323,701.00	\$2,589,608.00

<b>Proposed Tax Abatement Impact</b>	<b>Average Annual</b>	<b>8-year Summary</b>
D. Total Proposed Tax Abatement 50%/8 years on Real Property	\$42,833.00	\$342,664.00
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$280,868.00	\$2,246,944.00

<b>School District Impact: Hilliard City School Board of Education</b>	<b>Average Annual</b>	<b>8-year Summary</b>
F. Existing School District Revenue from Real Property at site (pre abatement)	\$229,529.00	\$1,836,232.00
G. New Revenue as a Result of the Proposed Project (post abatement)	\$15,340.00	\$122,720.00
H. Total School District Revenue (i.e., F. + G.)	\$244,869.00	\$1,958,952.00

<b>School District Impact: Tolles Career &amp; Technical Center School District Board of Education</b>	<b>Average Annual</b>	<b>8-year Summary</b>
I. Existing School District Revenue from Real Property at site (pre abatement)	\$5,592.00	\$44,736.00
J. New Revenue as a Result of the Proposed Project (post abatement)	\$374.00	\$2,992.00
K. Total School District Revenue ( <i>i.e.</i> , I. + J.)	\$5,966.00	\$47,728.00

**IX. TAX BENEFIT**

The recommended Enterprise Zone property tax abatement could yield a tax savings of approximately \$342,664 over the incentive term of eight (8) years.

Hilliard City Schools are estimated to receive an additional \$122,720 over the term of the abatement, as a result of the project. Tolles Career & Technical Center Schools are estimated to receive an additional \$2,992 over the term of the abatement, as a result of the project.

**X. AREA IMPACT/GREEN INITIATIVES**

The distribution center operated by Micro Electronics, Inc. recycles the plastics, cardboard, and paper waste at the facility.