

**FACT SHEET
BIG LOTS, INC.
JULY 2016**

I. STATEMENT OF PURPOSE – JOB RETENTION, AND JOB CREATION

The Department of Development recommends a Job Creation Tax Credit with Big Lots, Inc. equal to fifty percent (50%) of the amount of new employee city income tax withholdings for a term of six (6) years.

II. PROJECT HISTORY

Big Lots, Inc. is a Columbus, Ohio-based *Fortune* 500 retailer that can trace its history back to 1967 when Sol Shenk founded Consolidated International, Inc. Today, Big Lots, Inc., through its wholly owned entities, is a unique, non-traditional, discount retailer operating 1,449 Big Lots stores in 47 states with product assortments in the merchandise categories of food, consumables, furniture & home décor, seasonal, home goods, and electronics & accessories.

As part of the new Hamilton Quarter development, a 330-acre mixed-use district at Hamilton Road and State Route 161, Big Lots, Inc.'s development partner, Hamilton Crossing BL LLC, proposes to construct a new approximately 300,000-square-foot corporate office campus and one or more associated parking structures at the southwest quadrant of State Route 161 and Hamilton Road. This corporate campus will be the future corporate headquarters facility for Big Lots, Inc. and will be leased to Big Lots, Inc. or one of its affiliates. The campus will comprise approximately 25 acres and all or part of parcels 010-286113; 010-286114; 010-221377; 010-280216; and 010-247887 within the City of Columbus in Franklin County.

Big Lots, Inc. will retain and relocate 750 full-time permanent positions with an associated annual payroll of \$65,000,000 from their current headquarters located at 300 Phillipi Road Columbus, Ohio 43228 to the Hamilton Quarter project site and create 5 new full-time permanent positions at this new corporate campus with an associated new annual payroll of approximately \$362,500. Additionally, Big Lots, Inc. will retain 357 existing full-time permanent distribution center positions with an associated annual payroll of \$14,500,000 and create 20 new full-time permanent positions with an associated new annual payroll of approximately \$600,000 at the existing distribution center project site which is to remain at 300 Phillipi Road.

The project involves a total investment of approximately \$40,000,000 - \$65,000,000. All investments related to real property improvements, approximately \$30,000,000 - \$45,000,000, will be borne by Hamilton Crossing BL LLC, the Hamilton Quarter project site owner, with the balance related to the acquisition of machinery, equipment, furniture, fixtures, and other cost. This investment range is the result of an evolving project budget related to the site parking solution and campus finishes.

Big Lots, Inc. is requesting a multiple site Job Creation Tax Credit to assist in the development of this project.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Additions/new construction	\$30,000,000 - \$45,000,000
Machinery & equipment	\$1,000,000 - \$2,000,000
Furniture & fixtures	\$1,000,000 - \$2,000,000
Other costs	\$8,000,000 - \$16,000,000
TOTAL INVESTMENT	\$40,000,000 - \$65,000,000

IV. DECISION & TIMING

Real property improvements are expected to begin at the Hamilton Quarter site as soon as October 2016 with a scheduled time of completion in December 2018, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

As a result of this project, Big Lots, Inc. will retain and relocate 750 full-time permanent positions from their current headquarters located at 300 Phillipi Road Columbus, Ohio 43228 to a to-be-constructed corporate campus in Northeast Columbus (Hamilton Quarter project site) with an associated annual payroll of \$65,000,000 and create 5 new full-time permanent positions at this new corporate campus with an associated new annual payroll of approximately \$362,500. Additionally, Big Lots, Inc. will retain 357 existing full-time permanent distribution center positions with an associated annual payroll of \$14,500,000 and create 20 new full-time permanent positions with an associated new annual payroll of approximately \$600,000 existing distribution center project site which is to remain at 300 Phillipi Road.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
New Big Lots, Inc. distribution center positions	20	\$14.42	\$30,000	\$600,000
New Big Lots, Inc. corporate positions	5	\$34.85	\$72,500	\$362,500
TOTALS	25			\$962,500

The proposed Hamilton Quarter project site is comprised of parcels 010-286113; 010-286114; 010-221377; 010-280216; and 010-247887 in Franklin County, Columbus, Ohio 43081 just southwest of the Hamilton Road/State Route 161 interchange. The street address has not yet been created. The Hamilton Quarter project site is not accessible by public transportation (Central Ohio Transit Authority) at this time.

The distribution center project site at 300 Phillipi Road Columbus, Ohio 43228 (parcels 570-211787; 570-211798) is accessible by public transportation (Central Ohio Transit Authority) at this time.

Big Lots, Inc. offers their full-time employees the following benefits:

- Paid holidays
- Paid vacation/personal days
- Vacation pay
- 401(k) retirement plan
- Medical/dental insurance
- Vision insurance
- Company paid life insurance
- Supplemental life insurance
- Flexible spending accounts (health care and dependent care)
- Disability pay
- Employee discount
- Training & education benefits

Annual bonuses and severance applies to certain employees.

Benefits generally begin on the first day of the month on or after 30 days of full-time service. The 401(k) plan is available to employees 21 years and older and begins after the completion of one (1) year of service and 1,000 hours of service worked.

VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends a Job Creation Tax Credit equal to fifty percent (50%) of the amount of new employee city income tax withholdings for a term of six (6) years.

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 & 6-YEAR SUMMARY

Proposed Impact	Average Annual	6-year Summary
A. New City Income Tax Revenue	\$24,062.50	\$144,375.00
B. Estimated JCTC Value (fifty percent (50%)/six (6) years)	\$12,031.25	\$72,187.50
C. *Net Value to the City of Columbus (i.e., A. – B.)	\$12,031.25	\$72,187.50

IX. TAX BENEFIT

The recommended Job Creation Tax Credit could yield a tax savings of approximately \$72,187.50 over the full incentive term of six (6) years.

(*) Note: Per a separately negotiated and approved Community Reinvestment Area School Contribution Agreement, the Columbus City School District will receive:

- (i) one-hundred percent (100%) of the annual municipal income tax revenues received by the City from its levy on the wages, salaries, commissions and other compensation of New Employees located at the Big Lots, Inc. Hamilton Quarter Project Site as a result of a separately negotiated and legislated CRA Agreement up to the first \$100,000 in annual municipal income tax revenues received by the City;

and

- (ii) fifty percent (50%) of all additional annual municipal income tax revenues in excess of the first \$100,000 received by the City from its levy on the wages, salaries, commissions and other compensation of New Employees located at the Big Lots, Inc. Hamilton Quarter Project Site as a result of separately negotiated and legislated CRA Agreement.

According to current employee growth projections, the City of Columbus is estimated to receive additional income tax withholding on the newly-created positions at the distribution center only as a result of the project. Before payment is made the Columbus City School District, the net value to the City of Columbus is approximately \$72,187.50 over the full incentive term of six (6) years.

X. AREA IMPACT/GREEN INITIATIVES

Big Lots, Inc. currently recycles typical office waste.