

**FACT SHEET
HAMILTON CROSSING BL LLC AND
BIG LOTS, INC.
JULY 2016**

I. STATEMENT OF PURPOSE – COMMUNITY REINVESTMENT AREA, JOB RETENTION, AND JOB CREATION

The Department of Development recommends a Community Reinvestment Area property tax abatement of one-hundred percent (100%) for a period of ten (10) years on real property improvements with Hamilton Crossing BL LLC, the property owner, and Big Lots, Inc., the future site operator and tenant, for the purpose of constructing a corporate office campus, and creating new employment.

II. PROJECT HISTORY

Hamilton Crossing BL LLC is a single-purpose entity established to invest in a 25-acre site (“*Project Site*”) to support the corporate office relocation of Big Lots, Inc. 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, 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 from their current headquarters located at 300 Phillipi Road to the Project Site with an associated annual payroll of \$65,000,000 and create 5 new full-time permanent positions with an associated new annual payroll of approximately \$362,500. 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 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.

Hamilton Crossing BL LLC and Big Lots, Inc. are requesting a Community Reinvestment Area property tax abatement of one-hundred percent (100%) for a period of ten (10) years on real property improvements 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 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., the future site operator and tenant, will retain and relocate 750 full-time permanent positions from their current headquarters located at 300 Phillipi Road to the Project Site with an associated annual payroll of \$65,000,000 and create 5 new full-time permanent positions with an associated new annual payroll of approximately \$362,500.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
New Big Lots, Inc. corporate positions	5	\$34.85	\$72,500	\$362,500
TOTALS	5			\$362,500

The proposed 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 Project Site is not 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 Community Reinvestment Area property tax abatement of one-hundred percent (100%) for a period of ten (10) years on real property improvements for the purpose of constructing approximately 300,000 square feet of commercial office space to serve as the future headquarters for Big Lots, Inc. near the Hamilton Road/State Route 161 interchange (parcel numbers: 010-286113; 010-286114; 010-221377; 010-280216; and 010-247887).

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 & 10-YEAR SUMMARY

Note: For the purposes of the below impact estimates, the City of Columbus has opted to conservatively use the applicant’s projection of an investment of \$45,000,000 in real property.

Unabated Revenue	Average Annual	10-year Summary
A. Real Property Tax Revenue	\$45,488.78	\$454,887.80
B. New City Income Tax Revenue	\$9,062.50	\$90,625.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$54,551.28	\$545,512.8

Proposed Tax Abatement Impact	Average Annual	10-year Summary
D. Total Proposed Tax Abatement one-hundred percent (100%)/ten (10) years on Real Property	\$1,272,002.60	\$12,720,026.00
E. Total Unabated Property Tax Revenue (<i>i.e.</i> , C.-D.)	(\$1,202,144.10)	(\$12,021,441.00)

School District Impact: Columbus City School District	Average Annual	10-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$23,799.71	\$237,997.10
G. New Revenue as a Result of the Proposed Project (post abatement)*	\$0.00	\$0.00
H. Total School District Revenue (<i>i.e.</i> , F. + G.)	\$23,799.71	\$237,997.10

IX. TAX BENEFIT

The recommended Community Reinvestment Area property tax abatement could yield a tax savings of approximately \$8,480,018 – \$12,720,026 over the incentive term of ten (10) years, should Hamilton Crossing BL LLC invest \$30,000,000 – \$45,000,000 respectively toward building construction.

(*) Note: The Columbus City 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 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. Project Site as a result of the aforementioned 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. Project Site as a result of the aforementioned CRA Agreement.

According to current employee growth projections, the City of Columbus is not estimated to receive additional income tax withholding on the newly-created positions as a result of the project.

X. AREA IMPACT/GREEN INITIATIVES

Hamilton Crossing BL LLC will use best practices in the design, construction and operation of the project. Big Lots, Inc. currently recycles typical office waste.