



## Legislation Details (With Text)

**File #:** 1647-2009      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 11/23/2009      **In control:** Development Committee  
**On agenda:** 12/14/2009      **Final action:** 12/16/2009  
**Title:** To authorize the Director of the Department of Development to enter into a Columbus Downtown Office Incentive Agreement with Teng & Associates, Inc. as provided in Columbus City Council Resolution Number 0088X-2007, adopted June 4, 2007. (AMENDED BY ORD. 2222-2012 PASSED 10/22/2012)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD1647-2009 Teng Assoc - Fact Sheet.pdf, 2. ORD1647-2009 Teng Assoc Map.pdf

Date	Ver.	Action By	Action	Result
12/16/2009	1	CITY CLERK	Attest	
12/15/2009	1	MAYOR	Signed	
12/14/2009	1	Columbus City Council	Approved	Pass
12/14/2009	1	COUNCIL PRESIDENT	Signed	
12/7/2009	1	Columbus City Council	Read for the First Time	
11/23/2009	1	Dev Drafter	Sent for Approval	
11/23/2009	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
11/23/2009	1	Dev Drafter	Sent for Approval	
11/23/2009	1	CITY ATTORNEY	Reviewed and Approved	
11/23/2009	1	Dev Drafter	Sent to Clerk's Office for Council	

**BACKGROUND:** The Department of Development is proposing to enter into a Columbus Downtown Office Incentive with Teng & Associates, Inc. Teng & Associates, Inc. provides design and construction management services for the corporate, cultural, government, health care, higher education, homeland security, military, public safety, telecommunications, and transportation markets. Its services include architectural design, landscape architecture, interior design, and space planning and urban design. The company was founded in 1959 and is based in Chicago, Illinois with additional offices in Atlanta, Georgia; Dallas, Texas; Denver, Colorado; Los Angeles and San Diego, California; Milwaukee, Wisconsin; Richmond, Virginia; St. Louis, Missouri; and New York, New York.

Teng & Associates, Inc. is expanding into the Columbus area from its Chicago location. The new twenty-five (25) full-time positions will create approximately \$1.87 million in new payroll and approximately \$46,900 annually in new City income tax revenue. Based on this estimate, Teng & Associates, Inc. would qualify for the Columbus Downtown Office Incentive of an amount equal to fifty percent (50%) of the payroll taxes paid on the new positions or \$70,500 over a term of three (3) years. The Development Department recommends granting the Columbus Downtown Office Incentive program to Teng & Associates, Inc.

**FISCAL IMPACT:** No funding is required for this legislation.

To authorize the Director of the Department of Development to enter into a Columbus Downtown Office Incentive Agreement with

Teng & Associates, Inc. as provided in Columbus City Council Resolution Number 0088X-2007, adopted June 4, 2007. (AMENDED BY ORD. 2222-2012 PASSED 10/22/2012)

**WHEREAS**, the City desires to increase employment opportunities and encourage establishment of new jobs in the City in order to improve the overall economic climate of the City and its citizens; and

**WHEREAS**, Resolution Number 0088X-2007, adopted June 4, 2007, authorized the Department of Development to establish the Columbus Downtown Office Incentive program as amended; and

**WHEREAS**, the Department of Development has received a completed application for the Columbus Downtown Office Incentive program from Teng & Associates, Inc.; and

**WHEREAS**, Teng & Associates, Inc. is proposing to expand into the Columbus market by entering into a 5-year lease agreement and create 25 new positions at 150 East Gay Street, 6<sup>th</sup> floor, Columbus, Ohio, with an estimated annual payroll of \$1.87 million generating an estimated City of Columbus income tax revenue of \$46,900 annually; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**Section 1.** Columbus City Council authorizes the Director of Development to enter into a Columbus Downtown Office Incentive Agreement with Teng & Associates, Inc. pursuant to Columbus City Council Resolution Number 0088X-2007, for an annual cash payment equal to fifty percent (50%) of the amount of City withholding tax withheld on new employees for a term of three (3) years on the estimated job creation of 25 new full-time permanent positions at 150 E. Gay Street, 6<sup>th</sup> Floor Columbus, Ohio.

**Section 2.** As provided in the program guidelines, leasing of the project site qualifies Teng & Associates, Inc. for a three (3) years incentive term. The term beginning in calendar year 2009, with the incentive payment made in the second quarter of the following year based on actual City of Columbus income tax withholding paid by the new positions for the preceding year.

**Section 3.** Each year of the term of the agreement with Teng & Associates, Inc. that a payment is due, the City's obligation to pay the incentive is expressly contingent upon the passing of an ordinance appropriating and authorizing the expenditure of monies sufficient to make such payment and the certification of the City Auditor pursuant to Section 159 of the Columbus City Charter.

**Section 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.