



Legislation Details (With Text)

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On agenda: 3/3/2008 **Final action:** 3/6/2008
Title: To authorize the Director of the Department of Development to enter into a Columbus Downtown Office Incentive agreement with Plante & Moran, PLLC as provided in Columbus City Council Resolution 0088X-2007, adopted June 4, 2007.

Sponsors:

Indexes:

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Attachments:

Date	Ver.	Action By	Action	Result
3/6/2008	1	CITY CLERK	Attest	
3/4/2008	1	MAYOR	Signed	
3/3/2008	1	Columbus City Council	Approved	Pass
3/3/2008	1	COUNCIL PRESIDENT	Signed	
2/25/2008	1	Columbus City Council	Read for the First Time	
2/5/2008	1	CITY ATTORNEY	Reviewed and Approved	
2/5/2008	1	Dev Drafter	Sent to Clerk's Office for Council	
2/4/2008	1	Dev Drafter	Sent for Approval	
2/4/2008	1	DEVELOPMENT DIRECTOR	Reviewed and Approved	
2/4/2008	1	Dev Drafter	Sent for Approval	

BACKGROUND:

The City of Columbus currently has an excessive amount of vacant office space in our downtown market. This high vacancy rate is having a negative impact on all business activity downtown and throughout the city. Plante & Moran, PLLC is currently exploring sites for expansion. They are currently located at 65 East State Street, Columbus, Ohio. They anticipate creating an estimated 50 new positions by 2009. This new job creation is estimated to generate \$3,141,000 million of payroll and \$63,000 annually in City income tax revenue. The City has proposed the Columbus Downtown Office Incentive (CDOI) for a term of five (5) years. Based on the above estimates, the incentive will be an amount equal to 50% of the payroll taxes paid each year, or an estimated \$31,500 each year for five (5) years. The Downtown Development Office recommends granting the Columbus Downtown Office Incentive program to Plante & Moran, PLLC.

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 Plante & Moran, PLLC as provided in Columbus City Council Resolution 0088X-2007, adopted June 4, 2007.

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 0088X-2007 adopted June 4, 2007, authorized the Department of Development to establish the Columbus Downtown Office Incentive program; and

WHEREAS, the Department of Development has received a completed application for the Columbus Downtown Office Incentive program from Plante & Moran, PLLC; and

WHEREAS, Plante & Moran, PLLC estimates they will create 50 new positions at 65 East State Street, with a projected payroll of \$3,141,000 generating estimated City of Columbus income tax revenue of \$63,000 annually; **NOW, THEREFORE**,

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

- Section 1.** That the Director of the Department of Development is hereby authorized to enter into a Columbus Downtown Office Incentive agreement with Plante & Moran, PLLC, pursuant to Columbus City Council Resolution 0088X-2007, adopted June 4, 2007, for an annual cash payment equal to 50% of the total income tax withholding for the new positions located in downtown Columbus for a term of five (5) years.
- Section 2.** This employment at Plante & Moran, PLLC is the result of creating 50 new positions at the Downtown site as defined in Columbus City Code Title 33 Section 3359.03 downtown district boundary.
- Section 3.** As provided in the program guidelines the proposed 8 year lease at 65 East State Street qualifies Plante & Moran, PLLC for a five (5) year incentive term. The term beginning in calendar year 2009, with the incentive payment made in the first quarter of the following year based on actual City of Columbus income tax withholding paid by eligible employees for the preceding year.
- Section 4.** Each year of the term of the agreement with Plante & Moran, PLLC 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
- Section 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.