



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1789-2015, **Version:** 1

BACKGROUND: The need exists to enter into an Enterprise Zone Agreement with AirSide Two LLC. The Ohio Enterprise Zone law (Section 5709.62(C) of the Ohio Revised Code) requires the City to enter into a Council-approved agreement between the City and participating companies.

Established in May of 2015, AirSide Two LLC's primary business is ownership of real estate used for office and distribution. AirSide Two LLC proposes to construct a 100,000-square-foot speculative office and distribution center on parcel number 520-164556 (currently addressed 4510 Bridgeway Avenue, Columbus, OH 43219), presently owned by the Columbus Regional Airport Authority.

A total capital investment of approximately \$6,000,000 is proposed at the site for new building construction. The developer anticipates that the construction of this facility will lead to the relocation of an unknown number of positions from within the City of Columbus and the creation of 10 new full-time permanent positions with an estimated new annual payroll of approximately \$350,000 as a result of the project.

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) years on real property improvements.

The Gahanna-Jefferson Schools Board of Education and the Eastland-Fairfield Career & Technical Schools Board of Education have been advised of this project. This legislation is presented as 30 day legislation.

FISCAL IMPACT: No funding is required for this legislation.

To authorize the Director of the Department of Development to enter into an Enterprise Zone Agreement with AirSide Two LLC for a tax abatement of seventy-five percent (75%) for a period of ten (10) years on real property improvements in consideration of a proposed capital investment of approximately \$6,000,000.00 for new building construction.

WHEREAS, the Columbus City Council authorized the designation of the Central Enterprise Zone by legislation, Ordinance 779-85, dated April 22, 1985; and subsequently amended the Zone by Ordinances 2722-85 in 1986; 2080-89 in 1989; 1949-92, 2690-92 and 2249-92 in 1992; 1079-94 and 1228-94 in 1994; 2196-95 and 2817-95 in 1995; 0533-99 in 1999; 1785-00 in 2000; 1464-02 in 2002; 0225-03 in 2003; and 0032-2012 in 2012; and

WHEREAS, the Director of the Development Department of the State of Ohio determined that the Columbus Enterprise Zone as amended by the aforementioned Ordinances continued to contain the characteristics set forth in Section 5709.61 (A) of the Ohio Revised Code and recertified said Zone in 1986, December 20, 1989, September 28, 1992, October 22, 1992, December 17, 1992, May 31, 1994, June 24, 1994, June 16, 1995, October 5, 1995, December 19, 1995, April 1, 1999, September 25, 2000, January 27, 2003, August 19, 2003 and most recently on April 3, 2012 as an "urban jobs and enterprise zone" under Chapter 5709 of the Ohio Revised Code; and

WHEREAS, AirSide Two LLC proposes to construct a 100,000-square-foot speculative office and distribution center located on Bridgeway Avenue (parcel number: 520-164556); and

WHEREAS, AirSide Two LLC will make a proposed capital investment of \$6,000,000 for new building construction at the project site; and

WHEREAS, AirSide Two LLC will create 10 new full-time permanent positions with an estimated new annual payroll of approximately \$350,000; and

WHEREAS, the City is encouraging this project because of plans to construct new commercial property near a regional asset, Port Columbus International Airport; and **NOW THEREFORE**,

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

SECTION 1. That City hereby finds and determines that that the enterprise submitting the proposal is qualified by financial responsibility and business experience to create and preserve employment opportunities in the zone and improve the economic climate of the municipal corporation and that receiving the aforementioned tax abatement is a critical factor in the decision by AirSide Two LLC to go forward with the project expansion.

SECTION 2. That the Director of the Department of Development is hereby authorized and directed to enter into and execute an Enterprise Zone Agreement with AirSide Two LLC to provide therewith an exemption of seventy-five percent (75%) on real property improvements for a term of ten (10) taxable years in association with the project's proposed investment of approximately \$6,000,000 toward new building construction and the creation of 10 new full-time permanent positions with an estimated new annual payroll of approximately \$350,000.

SECTION 3. That the City of Columbus Enterprise Zone Agreement is signed by AirSide Two LLC within ninety (90) days of passage of this ordinance, or this ordinance and the abatements and credits authorized herein are null and void.

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