



## Legislation Text

---

**File #:** 1480-2017, **Version:** 1

---

**BACKGROUND:** The Columbus Department of Development is proposing to enter into a Downtown Office Incentive Agreement with Keno Kozie Associates, LTD.

Keno Kozie Associates, LTD. ("Keno Kozie"), headquartered in Chicago, Illinois, has been providing information technology design, service and support to leading law firms and legal departments since 1989. Hundreds of firms have chosen Keno Kozie to provide IT consulting, system and advanced application integration, 24/7 help desk support, training, managed services, and security and risk management services. Additionally, the company maintains partnerships with software and hardware vendors to provide clients with optimal value and support.

Keno Kozie is considering leasing approximately 5,577 square feet of office space at 375 N. Front Street, Columbus, Ohio 43215 ("Project Site") to establish a client service office. The project involves a total investment of approximately \$90,000 related to leasehold improvements and the acquisition of furniture/fixtures, and information technology equipment. Keno Kozie anticipates hiring 36 new full-time permanent positions in support of this project with an associated annual payroll of approximately \$1,081,920.

Keno Kozie Associates, LTD. is requesting a Downtown Office Incentive from the City of Columbus to assist in the establishment of operations in Columbus.

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

To authorize the Director of the Department of Development to enter into a Downtown Office Incentive Agreement with Keno Kozie Associates, LTD.

**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 as amended; and

**WHEREAS**, the Department of Development has received a completed application for the Downtown Office Incentive from Keno Kozie Associates, LTD.; and

**WHEREAS**, Keno Kozie Associates, LTD. intends to lease, improve, and occupy approximately 5,577 square feet of office space located at 375 N. Front Street, Columbus, Ohio 43215; and

**WHEREAS**, Keno Kozie Associates, LTD. will invest approximately \$90,000 related to leasehold improvements and the acquisition of furniture/fixtures, and information technology equipment and Keno Kozie Associates, LTD. intends to create 36 new full-time permanent positions in support of this project with an associated annual payroll of approximately \$1,081,920; **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 Downtown Office Incentive Agreement, pursuant to Columbus City Council Resolution 0088X-2007, with Keno Kozie Associates, LTD. 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) consecutive years on the estimated job creation of 36 new full-time permanent positions located at 375 N. Front Street, Columbus, Ohio 43215.

- SECTION 2.** Each year of the term of the agreement with Keno Kozie Associates, LTD. 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 3.** That the City of Columbus Downtown Office Incentive Agreement is signed by Keno Kozie Associates, LTD. within 90 days of passage of this ordinance, or this ordinance and the credit herein shall be null and void.
- SECTION 4.** That the Director of the Department of Development is hereby authorized to amend the Downtown Office Incentive Agreement with Keno Kozie Associates, LTD. for certain modifications to the agreement requested in writing by the company and or the City and deemed appropriate by the Director of Development with these modifications being specifically limited to reductions in length of term, methods of calculating the incentive, or adding or deleting business entities associated with the employment commitments related to this incentive. All other requested amendments must be approved by City Council.
- SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.