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November 6, 2018

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Columbus Office Building Approved for up to \$950,000 from OAQDA for Energy Efficiency Upgrades

COLUMBUS – A Clintonville office building constructed in 1960 was approved by the Ohio Air Quality Development Authority (OAQDA) to receive up to \$950,000 in financing for significant energy saving improvements. The building, located at 4400 N. High St., Columbus, is owned by Henderson Partners, a real estate company affiliated with Metropolitan Partners.

“We strive to provide a modern office environment for our tenants, and that includes providing a safe, energy efficient facility. OAQDA’s financing allows us to provide that environment and reduce our energy consumption and operational costs dramatically,” said Bill Dargusch, managing member of Henderson Partners.

The project approved by OAQDA will enhance the energy efficient design and operation of the building through building controls, an upgraded HVAC system and LED lighting. The annual cost savings will be more than \$91,000.

“We are fortunate to have building owners like Henderson Partners in our community and are delighted by their efforts to improve energy efficiency,” State Sen. Stephanie Kunze (R-Hilliard), said.

“We appreciate the commitment Henderson Partners is making to create an air quality facility in this office building and are most appreciative for their diligence in protecting the quality of the air we all breathe,” State Rep. Jim Hughes, (R-Upper Arlington), said.

Henderson Partners chose to utilize property assessed clean energy (PACE) in coordination with its lender, the Columbus-Franklin County Finance Authority. PACE is an innovative mechanism for securing energy efficiency improvements through voluntary assessments placed by owners on commercial or residential property.

“This office building project for Henderson Partners is another example of our flexibility and the type of financing opportunities available from OAQDA,” Christina O’Keeffe, OAQDA executive director, said. “We’re excited to serve as a supportive partner and integrate the project financing tools that make sense in support of our mission to preserve clear air in Ohio.”

John Kirschner, president of GB Solutions, a building consulting firm hired to work on the project by Henderson Partners, explained that the important features include LED lighting and HVAC upgrades.

“The project will utilize an LED system in place of the current compact florescent lighting, which will decrease the lighting energy usage by nearly 70 percent. The HVAC system improvements include replacement of existing chillers with more efficient chillers and the addition of actuators and controls. These HVAC upgrades provide more effective delivery of temperature control throughout the building for the comfort of tenants,” he said.

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The Ohio Air Quality Development Authority (OAQDA) is a non-regulatory government agency created to help Ohio businesses comply with clean air regulations. Since its creation in 1970, the Authority has provided technical and financial help to hundreds of large and small Ohio businesses, awarding more than \$8 billion to finance air quality projects. For more information about OAQDA and its services, please visit its web site at www.ohioairquality.org.