

**FACT SHEET**  
**SIMPSON MANUFACTURING CO., INC.**  
**dba SIMPSON STRONG-TIE COMPANY INC.**  
**APRIL 2022**

**I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION**

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five (75%) for a period of ten (10) consecutive years on real property improvements for the purpose of construction an expansion of existing industrial facilities, and creating new employment opportunities for the residents of the City of Columbus.

**II. PROJECT HISTORY**

Simpson Manufacturing Co., Inc. dba Simpson Strong-Tie Company Inc. (“Simpson Strong-Tie”) was established in 1956 and has its headquarters in Pleasanton, California. The company is a leader in designing, engineering and manufacturing wood construction projects, including connectors, truss plates, fastening systems, fasteners and shear walls, and concrete construction products, including adhesives, specifically chemicals, mechanical anchors, powder actuated tools and reinforcing fiber materials.

Simpson Strong-Tie is proposes to invest a total project cost of approximately \$25,000,000, which includes \$14,000,000 in real property improvements, \$6,000,000 in acquisition cost, and \$5,000,000 in machinery and equipment to construct an approximately 305,413 square-foot Class A flex industrial facility addition adjacent to the company’s existing site at 2600 International Street Columbus, Ohio 43228, parcel numbers 560-212875, 560-216014, and 560-302754 (the “**Project Site**”). The company anticipates that the development of the proposed project will lead to the creation of 125 net new full-time permanent positions with an estimated new annual payroll of approximately \$5,203,983, and the retention of 374 full-time permanent positions with an estimated annual payroll of approximately \$20,840,277 at the **Project Site**.

Simpson Strong-Tie is requesting an Enterprise Zone property tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements to assist in the construction of this project.

**III. PROJECT INVESTMENT**

<b>INVESTMENT TYPE</b>	<b>PROPOSED VALUE</b>
Acquisition of Buildings	\$6,000,000
Additions/new construction	\$14,000,000
Machinery and Equipment	\$5,000,000
<b>TOTAL INVESTMENT</b>	<b>\$25,000,000</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as October 2022 with a scheduled time of completion of December 2024, contingent upon Columbus City Council approval of the recommended tax incentive.

V. **EMPLOYMENT**

The project will create 125 net new full-time permanent office positions with an estimated annual payroll of approximately \$5,203,983 and retain 374 full-time jobs with an estimated annual payroll of approximately \$20,840,277 at the proposed **Project Site**.

<b>Position Title</b>	<b>Number of New Jobs</b>	<b>Average Hourly Rate</b>	<b>Average Annual Salary</b>	<b>Total Estimated Payroll for New Positions</b>
Accountant	1	\$34.38	\$71,500	\$71,500
Accounts Payable Coordinator	1	\$23.04	\$47,923	\$47,923
Associate Packer - Autos	22	\$16.50	\$34,320	\$755,040
Branch Financial Analyst	1	\$25.00	\$52,000	\$52,000
Die Setter	5	\$18.50	\$38,480	\$192,400
EH&S Coordinator	1	\$25.00	\$52,000	\$52,000
Fabricator	20	\$19.00	\$39,520	\$790,400
Facilities Maintenance Lead	1	\$28.00	\$58,240	\$58,240
Inside Sales Representative	4	\$21.00	\$43,680	\$174,720
Associate Inventory Control Analyst	2	\$25.00	\$52,000	\$104,000
Maintenance Technician	6	\$22.00	\$45,760	\$274,560
Maintenance Technical Lead	1	\$28.00	\$58,240	\$58,240
Production Planner	1	\$25.00	\$52,000	\$52,000
Production Lead - Autos	6	\$25.00	\$52,000	\$312,000
Purchasing Coordinator	1	\$25.00	\$52,000	\$52,000
Shipping/Receiving Lead	3	\$25.00	\$52,000	\$156,000
Technical Support Rep	2	\$25.00	\$52,000	\$104,000
Tool & Die Maker - Apprentice	1	\$21.00	\$43,680	\$43,680
Tool & Die Maker - Journeyman	1	\$25.00	\$52,000	\$52,000
Welder	1	\$19.00	\$39,520	\$39,520
Quality Assistant	1	\$22.00	\$45,760	\$45,760
Press Operator - Autos	21	\$19.00	\$39,520	\$829,920
Material Handler	20	\$19.00	\$39,520	\$790,400
Sales Administration Analyst	1	\$21.00	\$43,680	\$43,680
Senior Amada Operator	1	\$25.00	\$52,000	\$52,000
<b>TOTALS</b>	<b>125</b>			<b>\$5,203,983</b>

Total new annual payroll to the City of Columbus for the 125 net new jobs will be approximately \$5,203,983.

The proposed project site is located at 2600 International Street Columbus, Ohio 43228, parcel number 560-302754, and has accessibility by public transportation Central Ohio Transit Authority (COTA).

Benefits provided to employees of Simpson Strong-Tie begin immediate except for a few special positions that begins within one year of employment.

- Paid Holidays
- Vacation Pay
- Annual Bonus
- Disability Pay
- Pension Profit Sharing Plan
- Paid Vacation/Personal Days
- 401K Retirement Plan
- Medical/Dental Insurance
- Employee Discounts
- Training & Education Benefits

**VI. REQUESTED PUBLIC PARTICIPATION**

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 on real property improvements related to the construction of an approximately 305,413 Class A industrial flex facility.

**VII. NEW TAX IMPACT: ANNUAL & 10-YEAR SUMMARY**

<b>Unabated Revenue</b>	<b>Annual Summary</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
A. Real Property Tax Revenue	\$395,260	\$3,952,600	\$7,905,200
B. New City Income Tax Revenue	\$130,100	\$1,301,000	\$2,602,000
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$525,360	\$5,253,600	\$10,507,200
<b>Proposed Tax Abatement Impact</b>	<b>Annual Summary</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$296,445	\$2,964,450	\$2,964,450
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$228,915	\$2,289,150	\$7,542,750
<b>School District Impact: Hilliard City School District</b>	<b>Average Annual</b>	<b>10-year Summary</b>	<b>20-year Summary</b>
F. Existing School District Revenue from Real Property at site (pre abatment)	\$219,293	\$2,192,930	\$4,385,860
G. New Revenue as a Result of the Proposed Project (post abatment)	\$68,815	\$688,150	\$3,440,851
H. Total School District Revenue (i.e., F. + G.)	\$288,108	\$2,881,080	\$7,826,711

<b>School District Impact: Tolles Career &amp; Technical Center</b>	Average Annual	10-year Summary	20-year Summary
I. Existing School District Revenue for Real Property at site (pre abatement)	\$6,246	\$62,460	\$124,920
J. New Revenue as a Result of the Proposed Project (post abatement)	\$1,957	\$19,570	\$97,970
K. Total School District Revenue (i.e., I + J)	\$8,203	\$82,030	\$222,890

**VIII. TAX BENEFIT**

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$2,964,450 for Simpson Manufacturing Co., Inc. over the incentive term of ten (10) years.

Hilliard City School District is estimated to receive an additional \$688,150 over the term of the abatement and approximately **\$3,440,831** over a 20-year period, as a result of the construction project.

The Tolles Career & Technical Center is estimated to receive an additional \$19,570 over the term of the abatement and approximately **\$97,970** over a 20-year period, as a result of the project.

The first ten years of total taxes for the Library, County, Township, Schools and City net of the abatement equals a total of approximately **\$988,149**.

100% for the next ten years is \$3,952,598, plus the **\$988,149** from the first ten years equals a **total for 20 years of approximately \$4,940,747**.

**IX. AREA IMPACT/GREEN INITIATIVES**

Simpson Manufacturing Co., Inc. recycles cardboard and steel.