

**FACT SHEET
CCBCC OPERATIONS, LLC
JULY 2023**

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 constructing a new distribution and warehouse facilities, and creating new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

CCBCC Operations, LLC was established in 2003 and is a manufacturer and distributor of non-alcoholic beverages. The company is a single member limited liability company 100% owned by Coca-Cola Consolidated, Inc., which is the largest Coca-Cola bottler in the United States. For 120 years, Coca-Cola Consolidated, Inc. has made, sold, and distributed beverages of The Coca-Cola Company and other partner companies of more than 300 brands and flavors across 14 states and the District of Columbia to approximately 60 million consumers. The company operates in the Southeast, Midwest, and Mid-Atlantic portion of the United States, with corporate offices located in Charlotte, North Carolina.

CCBCC Operations, LLC is proposing to invest a total project cost for of roughly \$82 million, which includes \$59,712,000 in real property improvements, \$21,432,000 in machinery and equipment, and \$856,000 in furniture and fixtures to construct new operations. The new construction will consist of an approximately 400,000 square-foot warehouse distribution facility, along with two separate facilities (a 15,000 square-foot fleet shop and 15,000 square-foot equipment services facility). The proposed new facilities will be constructed on approximately 62 +/- acres of undeveloped land located at 1489 Rohr Road, Columbus, Ohio 43137 (the “**Project Site**”), parcel number 495-303784. Additionally, CCBCC Operations, LLC proposes to create twelve (12) net new full-time permanent positions with an estimated annual payroll of approximately \$800,800 and retain 329 full-time jobs with an associated annual payroll of approximately \$16.1 million at the proposed **Project Site**.

CCBCC Operations, LLC 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 new construction of this project.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Additions/new construction	\$59,712,000
Machinery & Equipment	\$21,432,000
Furniture & Fixtures	\$856,000
TOTAL INVESTMENT	\$82,000,000

IV. DECISION & TIMING

Real property improvements are expected to begin as soon as September 2023 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 12 net new full-time permanent positions with an estimated annual payroll of approximately \$800,800 and retain 329 full-time positions at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Automation Admin/Techs.	5	\$35.00	\$72,800	\$364,000
Fleet Technicians	7	\$30.00	\$62,400	\$436,800
TOTALS	12			\$800,800

The proposed **Project Site** is located at 1489 Rohr Road, Columbus, Ohio 43137, parcel number 495-303784, and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

VI. REQUESTED PUBLIC PARTICIPATION

Contingent of the sale and transfer of ownership, the Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements related to the construction of an approximately 400,000 square foot warehouse distribution facility, along with a 15,000 square-foot fleet shop and 15,000 square-foot equipment services facility.

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

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$1,921,217	\$19,212,170	\$38,424,340
B. New City Income Tax Revenue	\$20,020	\$200,200	\$400,400
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$1,941,237	\$19,412,370	\$38,824,740
Proposed Tax Abatement Impact	Annual Summary	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$1,440,913	\$14,409,130	\$14,409,130
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$500,324	\$5,003,240	\$24,415,610

School District Impact: Columbus City School District	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$8,539	\$85,390	\$170,780
G. New Revenue as a Result of the Proposed Project (post abatement)	\$272,861	\$2,728,610	\$13,643,550
H. Total School District Revenue (i.e., F. + G.)	\$281,400	\$2,814,000	\$13,814,330

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$14,409,125 for CCBCC Operations, LLC over the incentive term of ten (10) years.

Columbus City School District is estimated to receive an additional \$2,728,610 over the term of the abatement and approximately **\$13,643,550** over a 20-year period, because of the aforementioned 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 **\$4,803,042**.

100% for the next ten years is \$19,212,167, plus the **\$4,803,042** from the first ten years equals a **total for 20 years of approximately \$24,015,209**.