

FACT SHEET
TCG OCP CPOZ OWNER, LLC
APRIL 2026

I. STATEMENT OF PURPOSE – COMMUNITY REINVESTMENT AREA

The Department of Development recommends a Community Reinvestment Area property tax abatement of seventy-five percent (75%) for a period of fifteen (15) consecutive years on real property improvements for the purpose of the construction of a new proactive industrial facility to increase capacity and the creation of new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

TCG OCP CPOZ Owner, LLC is a real estate holding company that is a subsidiary of Trident Capital Group, a U.S. based real estate firm that focuses on acquisitions, repositioning, and management of a variety of real estate assets as well as management of private real estate funds. Established in 2008 and headquartered in Boston, MA, Trident Capital Group focuses on well-located industrial real estate throughout the Midwest, South, and Southeast; leveraging strong relationships and an entrepreneurial approach to deliver outsized returns for investors.

TCG OCP CPOZ Owner, LLC is proposing to invest a total project cost of approximately \$60,000,000.00 in real property improvements to construct an approximately 958,000 square foot proactive industrial building located at 1669 Rohr Rd. Columbus, OH 43137, parcel number 495-303785 (the “**Project Site**”). Additionally, TCG OCP CPOZ Owner, LLC proposes to create twenty-five (25) net new full-time permanent positions with an estimated annual payroll of approximately \$1,040,000.00 (“**New Employees**”) at the proposed **Project Site**.

TCG OCP CPOZ Owner, LLC is requesting a Rickenbacker Community Reinvestment Area property tax abatement of seventy-five percent (75%) for a period of fifteen (15) consecutive years on real property improvements to assist in the construction associated with the aforementioned project.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Additions/New construction	\$60,000,000.00
TOTAL INVESTMENT	\$60,000,000.00

IV. DECISION & TIMING

Real property improvements are expected to begin as soon as May of 2026 with a scheduled time of completion of December 2027, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create twenty-five (25) net new full-time permanent positions with an estimated annual payroll of approximately \$1,040,000.00 at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Warehouse Employees	25	\$20.00	\$41,600.00	\$1,040,000.00
TOTALS	25			\$1,040,000.00

Total cumulative new annual payroll of the Rickenbacker Community Reinvestment Area to Columbus will be approximately **\$1,040,000.00**.

Benefits provided to new employees to be provided by tenants and beginning upon date of hire.

The proposed **Project Site** is located at 1669 Rohr Rd. Columbus, OH 43137, parcel number 495-303785 and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

VI. REQUESTED PUBLIC PARTICIPATION

Contingent on the sale and transfer of ownership, the Department of Development recommends a Rickenbacker Community Reinvestment Area of seventy-five percent (75%) for a period of fifteen (15) consecutive years on real property improvements related to the construction of an approximately 958,000 square foot proactive industrial facility.

VII. NEW TAX IMPACT: ANNUAL & 15-YEAR SUMMARY

Unabated Revenue	Annual Summary	15-year Summary	30-year Summary
A. Real Property Tax Revenue	\$1,921,361.00	\$28,820,415.00	\$57,640,830.00
B. New City Income Tax Revenue	\$26,000.00	\$390,000.00	\$780,000.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$1,947,361.00	\$29,210,415.00	\$58,420,830.00
Proposed Tax Abatement Impact	Annual Summary	15-year Summary	30-year Summary
D. Total Proposed Tax Abatement seventy-five percent (75%)/fifteen (15) Consecutive Years on Real Property Improvements	\$1,441,021.00	\$21,615,315.00	\$21,615,315.00
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$506,340.00	\$7,595,100.00	\$36,805,515.00
School District Impact: Columbus City School District	Average Annual	15-year Summary	30-year Summary

F. Existing School District Revenue from Real Property at site (pre abatement)	\$7,965.00	\$119,475.00	\$238,950.00
G. New Revenue as a Result of the Proposed Project (post abatement)	\$276,292.00	\$4,144,376.00	\$12,332,951.00
H. Total School District Revenue (i.e., F. + G.)	\$284,256.00	\$4,263,846.00	\$12,571,892.00

VIII. TAX BENEFIT

The recommended 75%/15-year Rickenbacker Community Reinvestment Area property tax abatement could yield a tax savings of approximately **\$21,615,315.00** for TCG OCP CPOZ Owner, LLC over the incentive term of fifteen (15) years.

Columbus City School District is estimated to receive an additional **\$4,144,376.00** over the term of the abatement and approximately **\$12,332,951.00** over a 30-year period, because of the aforementioned project.

The first fifteen years of total taxes for the Library, County, Township, Schools and City net of the abatement equals a total of approximately **\$7,205,105.00**.

100% for the next fifteen years is **\$28,820,418.00**, plus the **\$7,205,105.00** from the first fifteen years equals **a total for 30 years of approximately \$36,025,523.00**.