

**FACT SHEET
NOVEMBER 2023
HUB INVESTMENT I LLC**

I. STATEMENT OF PURPOSE – Job Creation

The Department of Development recommends an Enterprise Zone Abatement of seventy-five (75%) for a period of ten (10) consecutive years on real property improvements for the purpose of constructing a new warehousing and distribution facility for HUB Investment I LLC (“HUB Investment”), and creating new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

HUB Investment is affiliated with Neyer Properties, Inc. (“Neyer Properties”) and is representative of both Neyer Properties and Interstate Battery System of America, Inc. (“Interstate Batteries”).

Neyer Properties is a family company that focuses on transforming the commercial real estate landscape of communities with a dedication to building real estate value. Established in 1995, Neyer Properties has developed more than 3,500 acres of land throughout Ohio, Kentucky, and Indiana totaling over \$2 billion in value. Neyer Properties provides commercial real estate solutions in development, redevelopment, asset management, leasing, design, acquisitions, investment, finance, and sustainability.

Founded in 1952, Interstate Batteries has been technician’s choice for nine years and counting. The company began when John Searcy started shipping batteries to accounts in Texas, Louisiana, and Mississippi. Now, Interstate Batteries is powered by a distributor network of 300 wholesale warehouses with 150,000 dealers around the world. Interstate Batteries currently has 200 “All Battery Center” franchise stores.

HUB Investment is proposing to invest a total project cost of approximately \$14,000,000.00 in real property improvement to construct a 151,250 square-foot build-to-suit Class A warehousing and distribution facility for Interstate Batteries, one of three eventual buildings in the development. This new warehousing and distribution facility will serve as a regional fulfillment center for Interstate Batteries retailers. Interstate Batteries is changing their fulfillment strategy and creating regional fulfillment centers to support their increased growth. This new facility will create business operations not currently established in Ohio. Additionally, HUB Investment will create eighteen (18) net new full-time permanent positions with an estimated annual payroll of approximately \$1,088,605.00 at 5225 Scarborough Boulevard, Columbus, Ohio 43232, parcel number 010-298448 (the “**Project Site**”).

HUB Investment 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 with the proposed construction of a new warehousing and distribution facility.

III. PROJECT INVESTMENT

| INVESTMENT TYPE | PROPOSED VALUE |
|-------------------------|------------------------|
| New Construction | \$14,000,000.00 |
| | |
| TOTAL INVESTMENT | \$14,000,000.00 |

IV. DECISION & TIMING

The project anticipates real property improvements to begin as soon as December 2023 with a scheduled time of completion of July 2024, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create eighteen (18) net new full time permanent positions with an associated annual payroll of approximately \$1,088,605.00.

| Position Title | Number of New Jobs | Average Hourly Rate | Average Annual Salary | Total Estimated Payroll for New Positions |
|-----------------------|--------------------|---------------------|-----------------------|---|
| Regional General Mgr. | 1 | \$88.94 | \$185,000.00 | \$185,000.00 |
| Operation Manager | 2 | \$52.88 | \$110,000.00 | \$220,000.00 |
| Supervisor | 1 | \$42.62 | \$88,641.00 | \$88,641.00 |
| Warehouse Hourly | 12 | \$20.00 | \$41,600.00 | \$499,200.00 |
| Clerk/Lead | 2 | \$23.02 | \$47,882.00 | \$95,764.00 |
| TOTALS | 18 | | | \$1,088,605.00 |

The proposed project site is located at 5225 Scarborough Boulevard, Columbus, Ohio 43232 (parcel number 010-298448) and is accessible by public transportation Central Ohio Transit Authority (COTA). There are two COTA stops in close proximity of the **Project Site**.

VI. REQUESTED PUBLIC PARTICIPATION

Contingent on the sale and recorded transfer of ownership, 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 for the purpose of constructing a new warehousing and distribution center for Interstate Batteries and the creation of eighteen (18) net new full-time permanent positions at the **Project Site**.

VII. NEW TAX IMPACT: ANNUAL & 10 YEAR SUMMARY

| Unabated Revenue | Average Annual | 10-year Summary | 20-year Summary |
|--|----------------|-----------------|-----------------|
| A. Real Property Tax Revenue | \$367,465.00 | \$3,674,650.00 | \$7,349,300.00 |
| B. New City Income Tax Revenue | \$27,215.00 | \$272,150.00 | \$544,300.00 |
| C. Total Unabated Tax Revenue (i.e., A. + B.) | \$394,680.00 | \$3,946,800.00 | \$7,893,600.00 |
| | | | |
| Proposed Tax Abatement Impact | Average Annual | 10-year Summary | 20-year Summary |
| D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements | \$275,598.00 | \$2,755,980.00 | \$2,755,980.00 |
| E. Total Unabated Property Tax Revenue (i.e., C.-D.) | \$119,082.00 | \$1,190,820.00 | \$5,137,620.00 |

| 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) | \$22,407.00 | \$224,070.00 | \$448,140.00 |
| G. New Revenue as a Result of the Proposed Project (post abatement) | \$63,975.00 | \$639,750.00 | \$3,198,853.00 |
| H. Total School District Revenue (i.e., F. + G.) | \$86,382.00 | \$863,820.00 | \$3,646,993.00 |

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$2,755,980.00** for HUB Investment over the incentive term of ten (10) years.

Columbus City School District is estimated to receive an additional **\$63,975.00** over the term of the abatement and approximately **\$3,198,853.00** 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 **\$918,662.00**.

100% for the next ten years is \$3,674,646.00, plus the **\$918,662.00** from the first ten years equals a **total for 20 years of approximately \$4,593,308.00**.

IX. AREA IMPACT/GREEN INITIATIVES

HUB Investment has plans to utilize green initiatives during construction. Throughout construction, recycled concrete will be used as an aggregate and scrap building material will be recycled. The shell of all three buildings will be designed for energy efficiency. The operations of Building 1 (Interstate Batteries) will include recycling processes aligned to their industry.