

**FACT SHEET
MONTWARDS, LLC
JUNE 2019**

I. STATEMENT OF PURPOSE – Enterprise Zone

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 renovating a vacant office distribution and warehouse facility, and for creating new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

Montwards, LLC (“**Montwards**”) is a real estate holding company that is a subsidiary of Paul V. Profeta & Associates, Inc., based in West Orange, New Jersey. After working for Eastdil in New York and then Feist & Feist in Newark, New Jersey, Mr. Profeta launched Paul V. Profeta Associates, Inc. in 1976. Paul V. Profeta & Associates, Inc. is a real estate investment company that is actively engaged in procuring value-added investment properties throughout the country. The company’s portfolio is comprised of office, industrial, retail and multi-family properties in key markets.

Montwards is proposing to invest a total project cost of approximately \$1,500,000 in real property improvements to renovate an existing vacant distribution and office warehouse facility consisting of approximately 260,000 square feet located at 525 N. Nelson Road, Columbus, Ohio 43219, parcel number 010-190006 (“**Project Site**”). The company anticipates that the redevelopment of the proposed project will lead to the relocation of an unknown number of positions from within the City of Columbus and the creation of 4 net new full-time permanent positions with an estimated new annual payroll of approximately \$124,800 at the proposed **Project Site**.

Montwards is requesting an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years to assist in the development of the aforementioned project.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Improvements to existing building	\$1,500,000
TOTAL INVESTMENT	\$1,500,000

IV. DECISION & TIMING

The project is expected to begin July 2019 with a scheduled time of completion for December 2021, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create 4 new full-time permanent office positions with a new associated estimated annual payroll of approximately \$124,800.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Distribution Center Workers	4	\$15.00	\$31,200	\$124,800
TOTALS	4			\$124,800

The proposed project site is located at 525 N. Nelson Road, Columbus, Ohio 43219 (parcel number 010-190006), and is accessible by public transportation Central Ohio Transit Authority (COTA). There is a COTA stop in close proximity of the Project Site.

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 for the purposes of renovating an existing distribution and warehouse facility at the proposed **Project Site**.

VII. NEW TAX IMPACT: ANNUAL, 10 & 20-YEAR SUMMARY

Unabated Revenue	Average Annual	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$43,101	\$431,010	\$862,020
B. New City Income Tax Revenue	\$3,120	\$31,200	\$62,400
C. Total Unabated Tax Revenue	\$46,221	\$462,210	\$924,420
Abatement Impact	Average Annual	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement 75%/ten (10) consecutive years on Real Property Improvements.	\$32,325	\$323,250	\$323,250
E. Total Revenue Net of Tax Abatement (<i>i.e.</i> , C-D)	\$13,896	\$138,960	\$601,170
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	\$74,125	\$741,250	\$1,482,500
G. New Revenue as a Result of the Proposed Project	\$7,700	\$77,000	\$384,995
H. Total School District Revenue	\$81,825	\$818,250	\$1,867,495

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$323,250 for Montwards over the incentive term of ten (10) years. Columbus City Schools are estimated to receive an additional \$77,000 over the term of the abatement and approximately \$384,995 over a 20 year period, as a result of the expansion 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 **\$107,752**.

100% for the next ten years is \$431,010, plus the \$107,752 from the first ten years equals **a total for 20 years of approximately \$538,762**.

IX. AREA IMPACT/GREEN INITIATIVES

Montwards will strive to use environmentally friendly materials wherever available. Great efforts are being made to ensure the most energy efficient materials are incorporated in the renovation process to ensure minimal energy consumption which includes energy-efficient HVAC, T1 lightening, recycling, etc.