

**FACT SHEET**  
**DACH FAMILY LIMMITED PARTNERSHIP DBA RESTAURANT EQUIPPERS**  
**JUNE 2025**

**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 expanding their current facility to increase capacity and the creation of new employment opportunities for the residents of the City of Columbus.

**II. PROJECT HISTORY**

Beginning in the early 1960's, Morris Dach began buying and selling used restaurant equipment out of his garage in the hopes of finding a cost-efficient way to help other restaurateurs start and expand their businesses. Then in 1966, Morris officially opened up his equipment warehouse store here in Columbus, Ohio which offered food service equipment and supplies directly to operators throughout the area; this quickly became successful and led to the development of various trusted relationships with leading manufacturers in the industry which only continued to aid his business. Since then, the Morris family still continues to run and expand the business both locally and nationally and has become one of the largest restaurant equipment warehouse companies in the country.

Dach Family Limited Partnership is proposing to invest a total project cost of approximately \$8.0 million in real property improvements to expand their existing distribution facility of 171,000 square feet by another 109,000 square feet (totaling approximately 280,000 square feet) at 6375 LaSalle Dr. Columbus, OH 43137, parcel number 495-263842 (the "**Project Site**"). Additionally, Dach Family Limited Partnership proposes the creation of four (4) net new full-time permanent positions with an estimated annual payroll of approximately \$191,360.00 ("New Employees") and the retention of twenty-two (22) full-time jobs with an estimated annual payroll of approximately \$1,381,961.00 at the proposed **Project Site**.

Dach Family Limited Partnership 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 expansion of this project.

**III. PROJECT INVESTMENT**

INVESTMENT TYPE	PROPOSED VALUE
Additions/New construction	\$8,000,000.00
<b>TOTAL INVESTMENT</b>	<b>\$8,000,000.00</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as July of 2025 with a scheduled time of completion of December 2026, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

The project will create four (4) net new full-time permanent positions with an estimated annual payroll of approximately \$191,360.00 at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Shipping Associate	2	\$23.00	\$47,840.00	\$95,680.00
Receiving Associate	2	\$23.00	\$47,840.00	\$95,680.00
<b>TOTALS</b>	<b>4</b>			<b>\$191,360.00</b>

Total cumulative new payroll over the term of the Rickenbacker Community Reinvestment Area to Columbus will be approximately **\$191,360.00**.

Benefits provided to new employees begin upon date of hire, which includes the following:

- Paid Holidays
- Vacation Pay
- Disability Pay
- Employee Uniforms
- Paid Vacation/Personal Days
- 401k Retirement Plan
- Medical/Dental Insurance
- Training & Educational Benefits
- Employee Discounts

The proposed **Project Site** is located at 6375 LaSalle Dr. Columbus, OH 43137, parcel number 495-263842 and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

## VI. REQUESTED PUBLIC PARTICIPATION

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 expansion of approximately 109,000 square feet to their existing 171,000 square foot distribution facility.

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

Unabated Revenue	Annual Summary	15-year Summary	30-year Summary
A. Real Property Tax Revenue	\$253,681.00	\$3,805,215.00	\$7,610,430.00
B. New City Income Tax Revenue	\$4,784.00	\$71,760.00	\$143,520.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$258,465.00	\$3,876,975.00	\$7,753,950.00
<b>Proposed Tax Abatement Impact</b>	<b>Annual Summary</b>	<b>15-year Summary</b>	<b>30-year Summary</b>
D. Total Proposed Tax Abatement seventy-five percent (75%)/fifteen (15) Consecutive Years on Real Property Improvements	\$190,260.00	\$2,853,900.00	\$2,853,900.00

E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$68,205.00	\$1,023,075.00	\$4,900,050.00
<b>School District Impact: Columbus City School District</b>	<b>Average Annual</b>	<b>15-year Summary</b>	<b>30-year Summary</b>
F. Existing School District Revenue from Real Property at site (pre abatement)	\$90,620.00	\$1,359,300.00	\$2,718,600.00
G. New Revenue as a Result of the Proposed Project (post abatement)	\$36,397.00	\$545,955.00	\$2,729,574.00
H. Total School District Revenue (i.e., F. + G.)	\$127,017.00	\$1,905,255.00	\$5,488,174.00

## VIII. TAX BENEFIT

The recommended 75%/15-year Rickenbacker Community Reinvestment Area property tax abatement could yield a tax savings of approximately **\$2,853,906.00** for Dach Family Limited Partnership over the incentive term of fifteen (15) years.

Columbus City School District is estimated to receive an additional **\$545,955.00** over the term of the abatement and approximately **\$2,729,574.00** 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 **\$951,302.00**.

100% for the next fifteen years is \$3,805,208.00, plus the **\$951,302.00** from the first fifteen years equals a **total for 30 years of approximately \$4,756,510.00**.