

**FACT SHEET  
ANDELYN BIOSCIENCES, INC.  
FEBRUARY 2020**

**I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION**

The Department of Development recommends an Enterprise Zone Tax Abatement of one-hundred percent (100%) for a period of fifteen (15) consecutive years on real property improvements for the purpose of constructing a new manufacturing facility, and creating new employment opportunities for the residents of the City of Columbus.

**II. PROJECT HISTORY**

Andelyn Biosciences, Inc. (“Andelyn Biosciences”) a new for-profit subsidiary of Nationwide Children’s Hospital, Inc. and a sister organization to non-profit The Abigail Wexner Research Institute, will manufacture gene therapy products for the biotechnology and pharmaceutical industries. Andelyn Biosciences will become a Phase 3 compliant Good Manufacturing Practices (cGMP) clinical manufacturing facility producing materials for Phase 1, 2, and 3 gene therapy clinical studies for biotechnology and pharmaceutical industries around the world. These products will have application to life-threatening diseases such as Spinal Muscular Atrophy, Duchenne Muscular Dystrophy, Batten Disease, Cystic Fibrosis, Parkinson’s disease and ALS.

Andelyn Biosciences is proposing to invest a total project cost of approximately \$74,000,000, which includes \$64,000,000 in real property improvements, \$7,000,000 in machinery and equipment, and \$3,000,000 in furniture and fixtures to construct a new manufacturing facility consisting of approximately 85,000 square feet on roughly 7.8 +/- acres of undeveloped land located near the SW Corner of Lane Avenue and Carmack Road, Columbus, Ohio 43221 (“**Project Site**”). Additionally, the company anticipates creating 170 net new full-time permanent positions with an estimated annual payroll of approximately \$15,437,800 at the aforementioned **Project Site**.

Andelyn Biosciences is requesting an Enterprise Zone property tax abatement of one-hundred percent (100%) for a period of fifteen (15) consecutive years on real property improvements to assist in the development of this project.

**III. PROJECT INVESTMENT**

<b>INVESTMENT TYPE</b>	<b>PROPOSED VALUE</b>
ADDITIONS/NEW CONSTRUCTION	\$64,000,000
MACHINERY & EQUIPMENT	\$7,000,000
FURNITURE & FIXTURES	\$3,000,000
<b>TOTAL INVESTMENT</b>	<b>\$74,000,000</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as October 2020 with a scheduled time of completion of June 2023, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

The project will create 170 net new full-time permanent office positions with an associated estimated annual payroll of approximately **\$15,437,800**.

<b>Position Title</b>	<b>Number of New Jobs</b>	<b>Average Hourly Rate</b>	<b>Average Annual Salary</b>	<b>Total Estimated Payroll for New Positions</b>
Operations	56	\$35.82	\$74,500	\$4,172,000
Other	18	\$33.17	\$69,000	\$1,242,000
Quality	40	\$37.84	\$78,700	\$3,148,000
Management	29	\$60.82	\$126,500	\$3,668,500
Human Resources	5	\$36.68	\$76,300	\$381,500
IT	6	\$40.34	\$83,900	\$503,400
Development	11	\$40.34	\$83,900	\$922,900
Executive	5	\$134.57	\$279,900	\$1,399,500
<b>TOTALS</b>	<b>170</b>			<b>15,437,800</b>

The proposed project site is located at SW Corner of Lane Avenue and Carmack Road, Columbus, Ohio 43221, and is accessible by public transportation by Central Ohio Transit Authority (COTA). There is a COTA stop in close proximity of the **Project Site**.

Benefits provided to new employees begin immediately upon hire with waiting periods for selected benefits such as tuition assistance, and includes the following:

- Paid Holidays
- Vacation Pay
- Employee Discounts
- 401K Retirement Plan
- Medical/Dental Insurance
- Training & Education Benefits

**VI. REQUESTED PUBLIC PARTICIPATION**

The Department of Development recommends an Enterprise Zone Tax Abatement of one-hundred percent (100%) for a period of fifteen (15) years on real property improvements for the purposes of constructing a new manufacturing facility at the proposed **Project Site**.

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

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>15-year Summary</b>	<b>30-year Summary</b>
A. Real Property Tax Revenue	\$1,844,862	\$27,672,930	\$55,345,860
B. New City Income Tax Revenue	\$385,945	\$5,789,175	\$11,578,350
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$2,230,807	\$33,462,105	\$66,924,210

<b>Proposed Tax Abatement Impact</b>	<b>Average Annual</b>	<b>15-year Summary</b>	<b>30-year Summary</b>
D. Total Proposed Tax Abatement one-hundred percent (100%)/(15) Consecutive Years on Real Property Improvements	\$1,844,862	\$27,672,930	\$27,672,930
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$385,945	\$5,789,175	\$39,251,280
<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)	-0-	-0-	-0-
G. New Revenue as a Result of the Proposed Project (post abatement)	-0-	-0-	\$19,708,991
H. Total School District Revenue (i.e., F. + G.)	-0-	-0-	\$19,708,991

#### **VIII. TAX BENEFIT**

The recommended 100%/15-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$27,672,925 for Andelyn Biosciences over the incentive term of fifteen (15) consecutive years.

Though, Columbus City Schools will not receive any new additional tax revenue over the term of the abatement, they will receive approximately \$19,708,991 over a 30-year period, as a result of the aforementioned development project.

Additionally, the Library, County, Township, Schools and City will not receive any new additional tax revenue over the term of the abatement, they will receive approximately \$27,672,925 over a 30-year period, as a result of the project.

#### **IX. AREA IMPACT/GREEN INITIATIVES**

Design plans of the proposed manufacturing facility are not yet fully defined. Though, Andelyn Biosciences' sister company, Nationwide Children's Hospital, has extensive experience implementing "Green Initiatives", which includes support for alternative transportation, fuel-efficient transportation, access to public transportation, landscaping, storm-water control, roof design, air quality (internal and external), water and energy use reduction. All of which will be implemented in the proposed manufacturing facility.