

**FACT SHEET  
PIZZUTI LAND LLC AND  
COLUMBUS-FRANKLIN COUNTY FINANCE AUTHORITY  
JULY 2019**

**I. STATEMENT OF PURPOSE – COMMUNITY REINVESTMENT AREA**

The Department of Development recommends a Community Reinvestment Area property tax abatement of one hundred percent (100%) for a period of fifteen (15) consecutive years on real property improvements by Pizzuti Land LLC, an affiliate of The Pizzuti Companies, and the Columbus-Franklin County Finance Authority for the purpose of constructing an industrial warehouse and creating new employment opportunities.

**II. PROJECT HISTORY**

Pizzuti Land LLC, an affiliate of Columbus-based real estate development company, The Pizzuti Companies (“Pizzuti”), is proposing to construct a new speculative industrial warehouse facility consisting of approximately 277,692 square feet on 16.91 acres +/- located at 1815 Beggrow Street, Columbus, Ohio 43035, parcel number 495-234526 (the “**Project Site**”).

The new warehouse will be in a premier location within the Rickenbacker Community Reinvestment Area (“Rickenbacker CRA”) and the Rickenbacker Inland Port and is part of a three-building development plan which can support up to 1.5 million square feet of development. Rickenbacker West features large, rail-served cross-dock facilities and is located in an industrial corridor adjacent to Norfolk Southern’s Rickenbacker Intermodal Terminal.

Pizzuti Land LLC expects to invest a total of approximately \$17,202,912 million in order to construct the industrial warehouse facility and has estimated that the new warehouse will support the creation of 10 net new full-time permanent positions within the City of Columbus with an associated new annual payroll of approximately \$312,000 by the end of the third full year of operation. As this is a speculative development, the exact number of full-time permanent positions expected to be relocated to the **Project Site** is unknown.

The **Project Site** will ultimately be developed by Pizzuti with intentions to enter into a capital lease financing structure with the Columbus-Franklin County Finance Authority (“the Authority”). The Authority will obtain its interest in the property pursuant to a ground lease, will own the facility, and will lease the facility to the newly-formed entity affiliated with Pizzuti under a triple net lease.

Pizzuti Land LLC and the Columbus-Franklin County Finance Authority are requesting a Community Reinvestment Area 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>
New construction	\$17,202,912
<b>TOTAL INVESTMENT</b>	<b>\$17,202,912</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as August 2019 with a scheduled time of completion of March 2020, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

Pizzuti Land LLC has estimated that the new warehouses will support the creation of 10 net new full-time permanent positions within the City of Columbus with an associated new annual payroll of approximately \$312,000 by the end of the third full year of operation (estimated to be December 31, 2023).

<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>
Warehouse Staff	10	\$15.00	\$31,200	\$312,000
<b>TOTALS</b>	<b>10</b>			<b>\$312,000</b>

The proposed **Project Site** is located at 1815 Beggrow Street, Columbus, Ohio 43035, on parcel number 495-234526 in Franklin County. The Project Site is accessible by public transportation (Central Ohio Transit Authority).

**VI. REQUESTED PUBLIC PARTICIPATION**

The Department of Development recommends a Community Reinvestment Area 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 speculative industrial warehouse facility consisting of approximately 277,692 square feet on parcel number 495-234526 located at 1815 Beggrow Street, Columbus, Ohio 43035.

**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	\$607,914	\$9,118,710	\$18,237,420
B. New City income tax revenue	\$7,800	\$117,000	\$234,000
C. Total unabated tax revenue (i.e., A. + B.)	\$615,714	\$9,235,710	\$18,471,420

<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%)/fifteen (15) consecutive years on real property improvements	\$607,914	\$9,118,710	\$9,118,708
E. Total unabated property tax revenue (i.e., C.-D.)	\$7,800	\$117,000	\$9,352,710

<b>School District Impact: Columbus City School Board of Education</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)	\$23,776	\$356,640	\$713,280
G. New revenue as a result of the proposed project (post abatement)*	\$0	\$0	\$5,298,405
H. Total school district revenue (i.e., F. + G.)	\$23,776	\$356,640	\$6,011,685

**VIII. TAX BENEFIT**

The recommended Community Reinvestment Area property tax abatement could yield a tax savings of approximately \$9,118,708 for Pizzuti over the incentive term of fifteen (15) years. The City of Columbus will receive a net benefit of approximately \$117,000 in new withholding tax over the term of the incentive.

(\*) Note: The Columbus City School District is not estimated to receive additional property tax revenue over the term of the abatement as a result of the project. However, as per a separately negotiated and approved Compensation Agreement, the Columbus City School District is expected to receive:

- \$1,100,000 total made in three unequal payments;
- five (5) reading kiosks and associated maintenance costs for five (5) years;
- equipment for the School District’s career and technical education program at a cost of up to \$160,000; and

- ten (10) paid construction trade internships to School District students per year for ten (10) academic years.

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

Pizzuti will use green initiatives in the design, construction, and operation of the warehouses. The building will include low-flow toilets and urinals, all interior paints and sealants will contain low volatile organic compounds (VOCs), and Pizzuti will source building materials locally with attention to recycled content.