

**FACT SHEET  
WOOD REAL ESTATE, LLC  
WOOD OPERATING COMPANY, LLC  
MARCH 2010**

**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) years for the purpose of re-development.

**II. PROJECT HISTORY**

The Wood Real Estate, LLC is a commercial and residential real estate broker company that assisted in the revitalization of the historic Short North Arts District. Sandy Wood established Wood Real Estate, LLC and Wood Operating Company in the late 1980’s and helped transform the Short North District into a vibrant community. Wood Real Estate, LLC lease and sell residential, retail, and office properties in Victorian and Italian Villages. Wood Operating Company, LLC is a separate entity that employs all of the employees, pays the taxes and administers the health benefits.

Wood Real Estate, LLC is proposing to redevelop and expand a 1-story commercial building into a 4-story mixed use building consisting of 45,700 square feet. The first floor will remain a restaurant (North Star), with an additional 9,600 square feet of renovations for covered parking. The second floor will consist of 10, 200 square feet of office space with 2 rental units comprising 2,300 square feet of residential space. The 3<sup>rd</sup> and 4<sup>th</sup> floors will feature twelve rental units consisting of 12,000 square feet of residential space on each floor. The company plans to invest approximately \$4.2 million for this project and create 3 full-time permanent positions.

Wood Real Estate, LLC is requesting an Enterprise Zone Tax Abatement to assist in the development of this project.

**III. PROJECT INVESTMENT**

<b>NEW CONSTRUCTION</b>	\$4,000,000
<b>MACHINERY &amp; EQUIPMENT</b>	-0-
<b>FURNITURE &amp; FIXTURES</b>	-0-
<b>IMPROVEMENTS TO EXISTING BUILDING</b>	\$200,000
<b>TOTAL INVESTMENT</b>	<b>\$4,200,000</b>

#### **IV. DECISION & TIMING**

The project is expected to begin March 2010 with a scheduled time of completion for June 2011, contingent upon Columbus City Council approval of the recommended tax incentive.

#### **V. EMPLOYMENT**

The project will create 3 new full-time permanent positions with an annual payroll of \$111,300 and retain 12 full-time positions with an annual payroll of \$551,000.

<b>Position</b>	<b>New Jobs</b>	<b>Hourly Rate</b>	<b>Annual Pay</b>	<b>Total Estimated Salary</b>
Maintenance - Tier 1	1	\$20.00	\$41,600	\$41,600
Maintenance - Tier 2	1	\$17.50	\$36,400	\$36,400
Maintenance - Tier 3	1	\$16.00	\$33,300	\$33,300
<b>Total</b>	<b>3</b>			<b>\$111,300</b>

Total new payroll to Columbus will be approximately \$662,300.

#### **Full-time employees benefit summary includes:**

- Paid Holidays
- Pay Vacation/Personal Day
- Vacation Pay
- Medical
- Annual IRA Contribution
- Severance

The project is located at 937 – 951 N. High Street and is accessible by public transportation (COTA). There is a COTA stop in close proximity of the project site.

#### **VI. REQUESTED PUBLIC PARTICIPATION**

The Department of Development recommends a 75%/10-year Enterprise Zone Abatement on real property improvements for the purpose of re-developing a 1-story commercial building into a 4-story income producing property.

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

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>10-year Summary</b>
A. Real Property Tax Revenue	\$102,800	\$1,028,000
B. New City Income Tax Revenue	\$2,800	\$28,000
C. Total Unabated Tax Revenue	105,600	\$1,056,000
<b>Abatement Impact</b>	<b>Average Annual</b>	<b>10-year Summary</b>
D. Total Proposed Tax Abatement 75%/10-yr on Real Property	\$77,000	\$770,000
E. Total Revenue Net of Tax Abatement (i.e., C-D)	\$28,600	\$286,000
<b>School District Impact Columbus City School District</b>	<b>Average Annual</b>	<b>10-year Summary</b>
F. Existing School District Revenue from Real Property at site	\$32,600	\$326,000
G. New Revenue as a Result of the Proposed Project	\$18,500	\$185,000
H. Total School District Revenue	\$51,100	\$511,000

## VIII. WORKFORCE DEVELOPMENT

Employers granted a tax incentive will meet with the Central Ohio Workforce Investment Corporation (COWIC) to develop a relationship to assure continuing employment opportunities for Columbus residents who are unemployed or underemployed. The company must meet with COWIC within 90 days of passage of the legislation.

## IX. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone Abatement could yield a tax savings of approximately \$770,000 for Wood Real Estate, LLC over the term of the abatement. The Columbus Public Schools will receive an additional \$185,000 over the term of the abatement.

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

No residential or commercial displacement will occur as a result of this project. Wood Real Estate, LLC strives to use environmentally friendly materials wherever available. Great efforts are being made to ensure the most energy efficient materials are incorporated in the construction process to ensure minimal energy consumption.