

FACT SHEET
JIM PATTISON DEVELOPMENTS (U.S.) INC.
FEBRUARY 2025

I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION

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 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

Established in 1961, The Jim Pattison Group is a diversified holding company that is operated primarily in the United States and Canada. Jim Pattison Developments (a since independent corporation) is headquartered in Vancouver, BC and officially established in 2006. Shortly after, they quickly entered into a period of rapid development and began with the opening of several grocery anchored shopping centers. By 2014, Jim Pattison Developments’ income portfolio had grown to over 10 million square feet. In addition, in 2021 Jim Pattison Developments had expanded their portfolio by adding eight grocery anchored shopping centers in the United States. With over 19 million square feet of income producing properties to date, Jim Pattison Developments has grown to having a portfolio of over 300 properties across North America.

Jim Pattison Developments (U.S.) Inc. is proposing to invest a total project cost of approximately \$16,300,000.00 in real property improvements to redevelop 5.71 acres of vacant land. The new construction will consist of a new 76,500 square foot speculative industrial warehouse with an associated office space located at 900-956 Distribution Dr. Columbus, OH 43228 (the “**Project Site**”), parcel number 010-333326. Additionally, Jim Pattison Developments (U.S.) Inc. proposes to create fifteen (15) net new full-time permanent positions with an estimated annual payroll of approximately \$624,000.00 (“New Employees”) at the proposed **Project Site**.

Jim Pattison Developments (U.S.) Inc. is requesting an Enterprise Zone property tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements to assist in the new construction of this project.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
New construction	\$16,300,000.00
TOTAL INVESTMENT	\$16,300,000.00

IV. DECISION & TIMING

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

V. EMPLOYMENT

The project will create fifteen (15) net new full-time permanent positions with an estimated annual

payroll of approximately \$624,000.00 at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Office	5	\$20.00	\$41,600.00	\$208,000.00
Warehouse	10	\$20.00	\$41,600.00	\$416,000.00
TOTALS	35			\$624,000.00

Total cumulative new payroll over the term of the Enterprise Zone Abatement to Columbus will be approximately **\$624,000.00**.

The proposed development is a speculative project for an end user that is yet to be determined, the end user will provide its own specific benefits package for its employees.

The proposed **Project Site** is located at 900-956 Distribution Dr. Columbus, OH 43228, parcel number 010-333326, and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

VI. REQUESTED PUBLIC PARTICIPATION

Contingent on the sale and transfer of ownership, the Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements related to redevelop 5.71 acres of vacant land. The new construction will consist of a new 76,500 square foot speculative industrial warehouse with an associated office space.

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

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$416,739.00	\$4,167,393.00	\$8,334,786.00
B. New City Income Tax Revenue	\$15,600.00	\$156,000.00	\$312,000.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$432,339.00	\$4,323,393.00	\$8,646,786.00
Proposed Tax Abatement Impact	Annual Summary	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$312,554.50	\$3,125,545.00	\$6,251,090.00
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$119,784.50	\$1,197,848.00	\$2,395,696.00

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 (pre abatement)	\$66,158.46	\$661,584.60	\$1,323,169.20
G. New Revenue as a Result of the Proposed Project (post abatement)	\$73,693.00	\$736,930.00	\$1,473,860.00
H. Total School District Revenue (i.e., F. + G.)	\$139,851.46	\$1,398,514.60	\$2,797,029.20

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$3,125,545.00** for Jim Pattison Developments (U.S.) Inc. over the incentive term of ten (10) years.

Columbus City School District is estimated to receive an additional **\$736,930.00** over the term of the abatement and approximately **\$1,473,860.00** over a 20-year period, because of the aforementioned 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 **\$1,041,848.00**.

100% for the next ten years is **\$4,167,393.00**, plus the **\$1,041,848.00** from the first ten years equals **a total for 20 years of approximately \$5,209,241.00**.