

**FACT SHEET  
PEDC MANAGEMENT, INC. AND  
MIDWEST MOTOR SUPPLY CO. DBA KIMBALL MIDWEST  
MARCH 2014**

**I. STATEMENT OF PURPOSE – ENTERPRISE ZONE**

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) years on real property improvements with PEDC Property Management, Inc. and Midwest Motor Supply Co., dba Kimball Midwest.

**II. PROJECT HISTORY**

PEDC Property Management, Inc. is proposing to expand their existing 226,000-square-foot facility located at 4800 Roberts Rd., Columbus, Ohio 43228 (parcel numbers: 560-193791, 560-193792, 560-273578, and 560-273579) by approximately 163,000 square feet, which Midwest Motor Supply Co. will occupy as part of a lease arrangement.

PEDC Property Management, Inc. will invest a total of approximately \$7,800,000 in real property improvements related to new building construction so that Midwest Motor Supply Co. will retain 307 full-time permanent positions with an associated annual payroll of approximately \$18,161,000 and create 60 new full-time permanent positions with an associated new annual payroll of approximately \$2,248,800. The four owners of PEDC Property Management, Inc. also own Midwest Motor Supply Co.

In business since 1923, Midwest Motor Supply Co. is a major force in the industrial maintenance aftermarket. The company's product offering includes fasteners, hoses and fittings, drill bits, chemicals, electrical connectors and shop supplies. The Roberts Rd. location serves as Midwest Motor Supply Co.'s corporate office and largest distribution center. Additional distribution centers are located in Grand Prairie (Dallas), Texas and Reno, Nevada.

PEDC Property Management, Inc. and Midwest Motor Supply Co. are requesting an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) 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	\$7,800,000
<b>TOTAL INVESTMENT</b>	<b>\$7,800,000</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin April, 2014 with a scheduled time of completion of October, 2014, contingent upon Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

The project will retain 307 full-time permanent positions with an associated annual payroll of approximately \$18,161,000, and create 60 new full-time permanent positions with an associated new annual payroll of approximately \$2,248,800.

<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>
Warehouse Staff	30	\$12.00	\$24,960	\$748,800
Office Staff	30	\$24.04	\$50,000	\$1,500,000
<b>TOTALS</b>	<b>60</b>			<b>\$2,248,800</b>

Midwest Motor Supply Co. offers their full-time employees the following benefits which begin approximately 90 days after hire:

- Paid Holidays
- Paid Vacation/Personal Days
- Vacation Pay
- 401(k) Retirement Plan
- Annual Bonus
- Medical/Dental Insurance
- Disability Pay
- Employee Discount
- Pension Profit Sharing Plan
- Training & Education Benefits

The proposed project site, 4800 Roberts Rd., Columbus, Ohio 43228, is accessible by public transportation (Central Ohio Transit Authority).

**VI. REQUESTED PUBLIC PARTICIPATION**

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) years on real property improvements for the purpose of constructing an additional 163,000 square feet of commercial space at 4800 Roberts Rd. (parcel numbers: 560-193791, 560-193792, 560-273578, and 560-273579).

**VII. WORKFORCE DEVELOPMENT**

Employers granted a tax incentive will meet with the Central Ohio Workforce Investment Corporation (COWIC) to develop a relationship to assure employment opportunities for Columbus residents who are unemployed or underemployed.

**VIII.**

**NEW TAX IMPACT: ANNUAL & 10-YEAR SUMMARY**

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>10-year Summary</b>
A. Real Property Tax Revenue	\$248,354	\$2,483,540
B. New City Income Tax Revenue	\$56,220	\$562,200
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$304,574	\$3,045,740

<b>Proposed Tax Abatement Impact</b>	<b>Average Annual</b>	<b>10-year Summary</b>
D. Total Proposed Tax Abatement 75%/10 years on Real Property	\$186,265	\$1,862,650
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$118,309	\$1,183,090

<b>School District Impact: Hilliard City School Board of Education</b>	<b>Average Annual</b>	<b>10-year Summary</b>
F. Existing School District Revenue from Real Property at site (total for all parcels: 560-193791, 560-193792, 560-273578, and 560-273579)	\$124,856	\$1,248,560
G. New Revenue as a Result of the Proposed Project (post abatement)	\$44,348	\$443,480
H. Total School District Revenue (i.e., F. + G.)	\$169,204	\$1,692,040

<b>School District Impact: Tolles Career &amp; Technical Center School District Board of Education</b>	<b>Average Annual</b>	<b>10-year Summary</b>
I. Existing School District Revenue from Real Property at site (total for all parcels: 560-193791, 560-193792, 560-273578, and 560-273579)	\$3,074	\$30,740
J. New Revenue as a Result of the Proposed Project (post abatement)	\$1,092	\$10,920
K. Total School District Revenue (i.e., I. + J.)	\$4,166	\$41,660

**IX.**

**TAX BENEFIT**

The recommended Enterprise Zone Tax Abatement could yield a tax savings of approximately \$1,862,650 over the incentive term of ten (10) years.

Hilliard City Schools are estimated to receive an additional \$443,480 over the term of the abatement, as a result of the project. Tolles Career & Technical Center Schools are estimated to receive an additional \$10,920 over the term of the abatement, as a result of the project.

**X. AREA IMPACT/GREEN INITIATIVES**

Midwest Motor Supply Co. has taken the following steps to mitigate their environmental impact: a campaign related to paper shredding, newsprint dunnage reused in shipping, a “do not print” initiative, and the recycling of corrugated cardboard, scrap metal, and paper.