

FACT SHEET
PATTON OHIO INVESTMENTS LLC and
PATTON WAREHOUSING LLC
JULY 2022

I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION

The Department of Development recommends an Enterprise Zone Tax Abatement of sixty-five percent (65%) for a period of ten (10) consecutive years on real property improvements for the purpose of constructing a distribution and warehouse facility, and for creating new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

Patton Ohio Investment LLC (“POI”) was established in 2017 as a real estate holding company. Patton Warehousing, LLC (“Patton Warehousing”) was established in 1941 in Milton, Pennsylvania and is a family-owned and operated business. The company provides third-party logistics services for over 100 customers such as Kellogg’s, Pepsico, Ardagh Group, Anheuser Busch and others. These services includes distribution, fulfillment, railcar unloading/transloading, cross docking, co-packing and transportation. Patton Warehousing is part of The Patton Logistics Group family of companies.

POI and Patton Warehousing are proposing to invest a total project cost of approximately \$10 million to construct and expand its distribution and warehouse facility an additional 194,400 square-foot at 650 Manor Park Drive, Columbus, Ohio 43228, parcel number 570-297142 (the “**Project Site**”). Patton Warehousing will be the tenant and employer of record, and enter into a lease agreement with POI, the property owner. Additionally, Patton Warehousing will retain seventeen (17) full-time jobs with annual payroll of approximately \$5,675,760 and create eight (8) net new full-time permanent positions with an estimated annual payroll of approximately \$282,880 at the proposed **Project Site**.

Patton Ohio Investments LLC and Patton Warehousing LLC are requesting an Enterprise Zone tax abatement of sixty-five percent (65%) for a period of ten (10) consecutive years to assist in the expansion of this project.

III. PROJECT INVESTMENT

Additions/new construction	\$10,000,000
TOTAL INVESTMENT	\$10,000,000

IV. DECISION & TIMING

Real property improvements are expected to begin August 2022 with a scheduled time of completion of December 2023, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create 8 net new full-time permanent positions with an estimated new annual payroll of approximately \$282,880 and retain 17 full-time jobs with an estimated annual payroll of approximately \$5.67 million.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Forklift Operators	8	\$17.00	\$35,360	\$282,880
TOTALS	8			\$282,880

The proposed **Project Site** is located at 650 Manor Park Drive, Columbus, Ohio 43228 (parcel number 570-297142), and has accessibility by public transportation Central Ohio Transit Authority (COTA). There is a COTA stop in proximity of the **Project Site**.

Benefits provided to employees of Patton Warehousing begin 30 days after date of hire and include the following:

- Paid Holidays
- Paid Vacation/Personal Days
- Vacation
- 401K Retirement Plan
- Disability Pay
- Medical/Dental Insurance

VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends an Enterprise Zone Tax Abatement of sixty-five percent (65%) for a period of ten (10) years on real property improvements for the purposes of expanding Patton Warehousing existing distribution and warehouse facility and the creation of eight (8) net new full-time permanent positions at the proposed **Project Site**.

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

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$252,816	\$2,528,160	\$5,056,320
B. New City Income Tax Revenue	\$7,072	\$70,720	\$141,440
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$259,888	\$2,598,880	\$5,197,760
Proposed Tax Abatement Impact	Annual Summary	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement seventy-five percent (65%)/ten (10) Consecutive Years on Real Property Improvements	\$164,330	\$1,643,300	\$1,643,300
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$95,558	\$955,580	\$3,554,460

School District Impact: Southwestern City School District	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$128,374	\$1,283,740	\$2,567,480
G. New Revenue as a Result of the Proposed Project (post abatement)	\$62,312	\$623,120	\$2,403,511
H. Total School District Revenue (<i>i.e.</i> , F. + G.)	\$190,686	\$1,906,860	\$4,970,991

VIII. TAX BENEFIT

The recommended 65%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$1,643,300** for Patton Ohio Investment LLC and Patton Warehousing LLC over the incentive term of ten (10) years.

Southwestern City School District is estimated to receive **an additional \$623,120** over the term of the abatement and approximately **\$2,403,511** over a 20-year period, as a result of the expansion 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 **\$884,856**.

100% for the next ten years is \$2,528,160, plus the **\$884,856** from the first ten years equals a total for 20 years of approximately **\$3,413,016**.

IX. AREA IMPACT/GREEN INITIATIVES

POI and Patton Warehouse strive 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.

Additionally, Patton Warehouse currently handles a significant amount of glass bottles at their warehouse. Whenever these glass bottles need to be disposed of the company recycles the glass bottles along with various paper cardboards. Patton Warehouse is also looking at future usage of electric forklifts.