

FACT SHEET
FEBRUARY 2015
CSE LEASING AND
CONTRACT SWEEPERS & EQUIPMENT COMPANY, INC.

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 to relocate its corporate headquarters and create new employment in the City of Columbus.

II. PROJECT HISTORY

Established in 1960, Contract Sweepers & Equipment Company, Inc. is one of the largest contract sweeping companies in Ohio. The company offers new and used industrial sweeping equipment, parking lot sweeping and street cleaning equipment options. Some of the different types of services offered by the company include floor sweeping/scrubbing, graffiti removal/power washing, winter services and rentals. In addition, Contract Sweepers & Equipment Company, Inc. sells the entire line of Tymco street sweepers. The company is a North American Power Sweeping Association (NAPSA) Certified Sweeping Company (CSC). Contract Sweepers & Equipment Company, Inc. is an employee-owned company (ESOP), meaning all of the associates are owners of the company. CSE Leasing is the real estate holding company for Contract Sweepers & Equipment Company, Inc.

CSE Leasing is proposing to acquire, renovate and redevelop an old vacant commercial site into a new corporate headquarters for Contract Sweepers & Equipment Company, Inc. The corporate headquarters will consist of approximately 16,456 sq. ft. +/- of office space with a proposal of expanding the existing building another 6,544 sq. ft., totaling approximately 23,000 sq. ft. In addition, CSE Leasing will construct a new separate wash bay building on the project site consisting of approximately 2,500 sq. ft. Contract Sweepers & Equipment Company, Inc. will be the employer of record and will create 3 new full-time permanent positions with an estimated annual payroll of approximately \$85,280 and retain 54 full-time jobs with an estimated annual payroll of approximately \$2.179 million, from its current location of 561 Short Street to 2137 Parkwood Avenue, located in the North Linden area.

CSE Leasing and Contract Sweepers & Equipment Company, Inc. are requesting an Enterprise Zone Tax Abatement from the City of Columbus to assist in the development of this project.

III. PROJECT INVESTMENT

Acquisition of buildings	\$590,000
Additions/New Construction	\$530,000
Improvements to existing building	\$75,000
Machinery & Equipment	\$120,000
Furniture & Fixture	\$75,000
Leasehold improvements	\$160,000
TOTAL INVESTMENT	\$1,550,000

IV. DECISION & TIMING

The project is scheduled to begin March 2015 with a scheduled time of completion of August, 2015, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create 3 new full-time positions with wages at or above \$12.00/hr. with an associated annual payroll of approximately \$85,280 and retain 54 full-time jobs with an annual payroll of approximately \$2.179 million.

Position	Number of New Jobs	Hourly Rate	Annual Salary	Total Estimated Payroll for New Jobs
Mechanic	1	\$17.00	\$35,360	\$35,360
Operator	1	\$12.00	\$24,960	\$24,960
Admin. Assistant	1	\$12.00	\$24,960	\$24,960
TOTAL	3			\$85,280

Benefits provided to employees of Contract Sweepers & Equipment Company, Inc. include: Health insurance begins after 90 days, uniforms 30 days; ESOP/401K along with vacation begins after 12 months.

- Paid Holidays
- Vacation Pay
- Pension Profit Sharing Plan
- Paid Vacation/Personal Days
- 401K Retirement Plan
- Medical/Dental Insurance
- Employee Uniforms
- Employee Discount

The project is located at 2137 Parkwood Avenue, Columbus Ohio 43219 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 Tax Abatement for CSE Leasing and Contract Sweepers & Equipment Company, Inc. for Columbus City Council approval.

VII. NEW TAX IMPACT/ANNUAL AND 10-YEAR SUMMARY

Unabated Revenue	Average Annual	10-year Summary
A. Real Property Tax Revenue	\$14,981	\$149,810
B. New City Income Tax Revenue	\$2,132	\$21,320
C. Total Unabated Tax Revenue	\$17,113	\$171,130
Abatement Impact	Average Annual	10-year Summary
D. Total Proposed Tax Abatement 75%/10-yr on Real Property	\$11,236	\$112,360
E. Total Revenue Net of Tax Abatement (i.e., C-D)	\$5,877	\$58,770
School District Impact Columbus City School District	Average Annual	10-year Summary
F. Existing School District Revenue from Real Property at site	\$10,758	\$107,580
G. New Revenue as a Result of the Proposed Project	\$2,600	\$26,000
H. Total School District Revenue	\$13,358	\$133,580

VIII. WORKFORCE DEVELOPMENT

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

IX. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone Abatement could yield a tax savings of approximately \$112,360 for CSE Leasing and Contract Sweepers & Equipment Company, Inc. over the term of the abatement. The Columbus City Schools will receive an additional \$26,000 over the term of the abatement.

X. AREA IMPACT/GREEN INITIATIVES

Contract Sweepers & Equipment Company, Inc. provides sweeping services, removing debris, silt, gravel and contaminate before entering the storm waters and drainage system. The company will consider implementing other green initiatives once designs are developed.