

FACT SHEET
TCG CORRINA OWNER I, LLC
SEPTEMBER 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 the construction of a new Class A industrial proactive development facility, and the creation of new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

TCG Corrina Owner I, LLC is a single purpose entity formed to purchase, sale and develop real estate transactions. The company is a wholly owned subsidiary of Trident Capital Group. Founded in 2008, Trident Capital Group focuses on well-located industrial real estate throughout the Midwest, South, and Southeast, leveraging strong relationships to deliver outsized returns for their investors. Headquartered in Boston, MA, since its inception, the company has closed on over 81 industrial buildings totaling over 14.8 million square feet nationwide.

TCG Corrina Owner I, LLC is proposing to invest a total project cost of approximately \$23,435,000.00, which includes approximately \$21,020,278.00 in real property improvements and \$2,414,722.00 in acquisition cost to construct a new proactive industrial facility consisting of approximately 191,077 square feet on the former Lucent Technologies site that contains approximately 10.82 +/- acres of undeveloped land located at 109 Corinna Dr. Columbus, Ohio 43213, Parcel No. 520-329961 (the “**Project Site**”). Additionally, TCG Corrina Owner I, LLC proposes to create or cause to be created twenty-five (25) net new full-time permanent positions with an estimated annual payroll of approximately \$1,081,600.00 (“**New Employees**”) at the proposed **Project Site**.

TCG Corrina Owner I, LLC 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
Additions/New construction	\$21,020,278.00
Acquisition	\$2,414,722.00
TOTAL INVESTMENT	\$23,435,000.00

IV. DECISION & TIMING

Real property improvements are expected to begin as soon as the fall of 2025 with the scheduled time of completion of November of 2026, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create or cause to be created twenty-five (25) net new full-time permanent positions with an estimated annual payroll of approximately \$1,081,600.00 at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Warehouse Manager	1	\$27.00	\$56,160.00	\$56,160.00
Warehouse Specialist	1	\$25.00	\$52,000.00	\$52,000.00
Forklift Operator	4	\$22.00	\$45,760.00	\$183,040.00
Warehouse Worker	19	\$20.00	\$41,600.00	\$790,400.00
TOTALS	25			\$1,081,600.00

Total cumulative new payroll over the term of the Enterprise Zone Abatement to Columbus will be approximately **\$1,081,600.**

The proposed development is a proactive 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 109 Corinna Dr. Columbus, OH 43213, Parcel No. 520-329961, and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

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) consecutive years on real property improvements related to the construction of a new proactive development industrial facility consisting of approximately 191,077 square feet on 10.82 +/- acres of undeveloped land (the former Lucent Technologies site) with associated parking.

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

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$530,347.00	\$5,303,470.00	\$10,606,940.00
B. New City Income Tax Revenue	\$27,040.00	\$270,400.00	\$540,800.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$557,387.00	\$5,573,870.00	\$11,147,734.00
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	\$397,760.00	\$3,977,600.00	\$3,977,600.00
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$159,627.00	\$1,596,270.00	\$7,170,134.00

School District Impact: Gahanna-Jefferson City School District	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$0.00	\$0.00	\$0.00
G. New Revenue as a Result of the Proposed Project (post abatement)	\$88,024.00	\$880,240.00	\$4,400,978.00
H. Total School District Revenue (i.e., F. + G.)	\$88,024.00	\$880,240.00	\$4,400,978.00
School District Impact: Eastland-Fairfield Career & Technical Schools Board of Education	Average Annual	10-year Summary	20-year Summary
I. Existing School District Revenue from Real Property at site (pre abatement)	\$0.00	\$0.00	\$0.00
J. New Revenue as a Result of the Proposed Project (post abatement)	\$3,673.00	\$36,730.00	\$183,872.00
K. Total School District Revenue (i.e., F. + G.)	\$3,673.00	\$36,730.00	\$183,872.00

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$3,977,600.00** for TCG Corrina Owner I, LLC over the incentive term of ten (10) years.

The Gahanna-Jefferson City School District is estimated to receive an additional **\$880,240.00** over the term of the abatement and approximately **\$4,400,978.00** over a 20-year period and the Eastland Fairfield Career and Technical Schools District is estimated to receive **an additional \$36,730.00** over the term of the abatement and **approximately \$183,872.00** 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 **\$1,325,867.00**.

100% for the next ten years is **\$5,303,467.00**, plus **\$1,325,867.00** from the first ten years equals a **total for 20 years of approximately \$6,629,334.00**.