

**FACT SHEET**  
**BECKNELL INDUSTRIAL DBA BI DEVELOPER LLC**  
**JULY 2022**

**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 construction a Class A proactive industrial facility, and creating new employment opportunities for the residents of the City of Columbus.

**II. PROJECT HISTORY**

Becknell Industrial dba BI Developer LLC (“BI Developer LLC”) is a subsidiary of Becknell Industrial (“Becknell”) headquartered in Carmel, Indiana. Becknell is a privately held national real estate development firm focused heavily on industrial buildings, including distribution centers, warehouses, processing and assembly plants, manufacturing plants, research-and-development centers, service centers, and other facilities vital to the global supply chain management of regional, national, and multi-national operations. Becknell launched into the industrial real estate business in 1990 when co-founders Dan Harrington and Fritz Hartrich joined forces to build and lease a custom warehouse to Nabisco. Under the long-term leadership of Harrington, who now serves as Becknell’s Executive Chairman and Chief Investment Officer, Becknell’s national portfolio now includes more than \$34 million square feet of industrial real estate property, in addition to over \$10 million square feet of developable ground for future development.

BI Developer LLC proposes to invest a total project cost of approximately \$43,000,000, which includes, \$6,000,000 in acquisition cost and \$37,000,000 in real property improvements to construct an approximately 527,023 square-foot Class A proactive industrial facility on a vacant land parcel containing approximately 42.2 acres at 5811 Gender Road Columbus, Ohio 43110, parcel numbers 010-224901 and 010-260326 (the “**Project Site**”). The company anticipates that the development of the proposed project will lead to the relocation of an unknown number of positions from within the City of Columbus or surrounding communities, and the creation of 50 net new full-time permanent positions with an estimated new annual payroll of approximately \$1,580,800 at the **Project Site**.

BI Developer 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 construction of this project.

**III. PROJECT INVESTMENT**

| <b>INVESTMENT TYPE</b>     | <b>PROPOSED VALUE</b> |
|----------------------------|-----------------------|
| Acquisition Cost           | \$6,000,000           |
| Additions/new construction | \$37,000,000          |
| <b>TOTAL INVESTMENT</b>    | <b>\$43,000,000</b>   |

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as fall 2022 with a scheduled time of completion of July 2023, contingent upon re-zoning, the successful sale and transfer of ownership of title, and Columbus City Council approval of the recommended tax incentive.

**V. EMPLOYMENT**

The project will create or cause to be created 50 net new full-time permanent office positions with an estimated annual payroll of approximately \$1,580,800 at the proposed **Project Site**.

| <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/Production  | 49                        | \$15.00                    | \$31,200                     | \$1,528,800                                      |
| Management            | 1                         | \$25.00                    | \$52,000                     | \$52,000   |
|                       |                           |                            |                              |  |
| <b>TOTALS</b>         | <b>50</b>                 |                            |                              | <b>\$1,580,800</b>                               |

Total new annual payroll to the City of Columbus for the 50 net new jobs will be approximately \$1,580,800.

The proposed project site is located at 5811 Gender Road Columbus, Ohio 43110, parcel numbers 010-224901 and 010-260326, and has accessibility by public transportation Central Ohio Transit Authority (COTA).

**VI. REQUESTED PUBLIC PARTICIPATION**

Contingent upon re-zoning, and on the successful sale and transfer of ownership of title, 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 on real property improvements related to the construction of an approximately 527,023 square-foot proactive Class A industrial facility.

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

| <b>Unabated Revenue</b>  | <b>Annual Summary</b> | <b>10-year Summary</b> | <b>20-year Summary</b> |
|--|-----------------------|------------------------|------------------------|
| A. Real Property Tax Revenue   | \$975,321             | \$9,753,210            | \$19,506,420           |
| B. New City Income Tax Revenue   | \$39,520              | \$395,200              | \$790,400              |
| C. Total Unabated Tax Revenue<br>(i.e., A. + B.)   | \$1,014,841           | \$10,148,410           | \$20,296,820           |
|  |                       |                        |                        |
| <b>Proposed Tax Abatement Impact</b>   | <b>Annual Summary</b> | <b>10-year Summary</b> | <b>20-year Summary</b> |
| D. Total Proposed Tax Abatement<br>seventy-five percent (75%)/ten<br>(10) Consecutive Years on Real<br>Property Improvements | \$731,491             | \$7,314,910            | \$7,314,910            |
| E. Total Unabated Property Tax<br>Revenue<br>(i.e., C.-D.)   | \$283,350             | \$2,833,500            | \$12,981,910           |
|  |                       |                        |                        |
|  |                       |                        |                        |

| <b>School District Impact:<br/>Columbus City School District</b>               | <b>Average<br/>Annual</b> | <b>10-year<br/>Summary</b> | <b>20-year<br/>Summary</b> |
|--|---------------------------|----------------------------|----------------------------|
| F. Existing School District Revenue from Real Property at site (pre abatement) | \$1,727                   | \$17,270                   | \$34,540                   |
| G. New Revenue as a Result of the Proposed Project (post abatement)            | \$169,730                 | \$1,697,300                | \$8,486,500                |
| H. Total School District Revenue (i.e., F. + G.)                               | \$171,457                 | \$1,714,570                | \$8,521,040                |

**VIII. TAX BENEFIT**

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$7,314,910 for BI Developer LLC over the incentive term of ten (10) years.

Columbus City School District is estimated to receive an additional \$1,697,300 over the term of the abatement and approximately **\$8,486,500** over a 20-year period, as a result of the construction 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 **\$2,438,302**.

100% for the next ten years is \$9,753,208, plus the **\$2,438,302** from the first ten years equals a **total for 20 years of approximately \$12,191,510**.