

**FACT SHEET
DONLEY CONCRETE CUTTING COMPANY and
2455 BRICE ROAD LLC
DECEMBER 2019**

I. STATEMENT OF PURPOSE – Enterprise Zone

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 constructing a new corporate headquarters (HQ) and for creating new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

Established in 1997, Donley Concrete Cutting Company is a privately held company headquartered in Pickerington, Ohio that specializes in concrete sawing and drilling. The company services include: concrete drilling, concrete cutting, flat sawing, core drilling, wall sawing, curb sawing, ground penetrating, radar, mini excavator rental and diamond grinding. The entity 2455 Brice Road LLC is a real estate holding company owned by David Donley, the President of Donley Concrete Cutting Company.

Donley Concrete Cutting Company and 2455 Brice Road LLC are proposing to invest a total capital expenditure of approximately \$2,650,000, which includes \$2,000,000 in real property improvements, \$500,000 in acquisition cost, \$100,000 in furniture and fixtures, and \$50,000 in machinery and equipment to construct a new corporate headquarters (HQ). The proposed corporate HQ will consist of approximately 33,000 sq. ft. and be constructed on a vacant and dilapidated property located at 2455 and 2475 Brice Road, Columbus, Ohio, 43068, parcel numbers 010-017977, 010-019424 and 010-182944 (the “**Project Site**”), next to I-70 on the old Bob Evans and Chi-Chi’s restaurant site. The company intends to relocate its entire operation from Pickerington to Columbus. Donley Concrete Cutting Company will be the tenant and employer of record, and will enter into a long-term lease agreement with 2455 Brice Road LLC, the owner of the property. Additionally, the company will retain and relocate 52 full-time jobs with an annual payroll of approximately \$2.7 million, which will be new to the City, and create 5 net new full-time permanent positions with an estimated annual payroll of approximately \$260,000 at the proposed **Project Site**.

Donley Concrete Cutting Company and 2455 Brice Road LLC are requesting an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years to assist in the development of the aforementioned project.

I. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Additions/new construction	\$2,000,000
Acquisition of buildings	\$500,000
Furniture & Fixtures	\$100,000
Machinery & Equipment	\$50,000
TOTAL INVESTMENT	\$2,650,000

II. DECISION & TIMING

Real property improvements are expected to begin late winter 2019 with a scheduled time of completion of December 2020, contingent upon Columbus City Council approval of the recommended tax incentive and receiving the approved relocation waiver letter from the State of Ohio.

III. EMPLOYMENT

The project will create 5 net new full-time permanent office positions with a new estimated annual payroll of approximately \$260,000, retain and relocate 52 full-time permanent positions with an estimated annual payroll of approximately \$2,704,000.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Field Employees	5	25.00	\$52,000	\$260,000
TOTALS	5			\$260,000

Total new payroll to Columbus will be approximately \$260,000 and benefits on the new employees begin after a 90-day probationary period and includes the following:

- Paid Holidays
- Medical Insurance
- Dental Insurance
- Paid Vacation/Personal Days
- 401K Retirement Plan
- Employee Uniforms

IV. 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 purposes of constructing a new corporate HQ consisting of approximately 33,000 sq. ft. at 2455 and 2475 Brice Road, Columbus, Ohio 43068, parcel numbers 010-017977, 010-019424 and 010-182944.

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

Unabated Revenue	Average Annual	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$57,468	\$574,680	\$1,149,360
B. New City Income Tax Revenue	\$6,500	\$65,000	\$130,000
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$63,968	\$639,680	\$1,279,360

Proposed Tax Abatement Impact	Average Annual	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$43,101	\$431,010	\$431,010
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$20,867	\$208,670	\$848,350
School District Impact: Columbus City Schools	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$7,146.1	\$71,461	\$142,922
G. New Revenue as a Result of the Proposed Project (post abatement)	\$10,267	\$102,670	\$513,329
H. Total School District Revenue (i.e., F. + G.)	\$17,413.1	\$174,131	\$656,251

VI. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$431,010 for Donley Concrete Cutting Company and 2455 Brice Road LLC over the incentive term of ten (10) years.

Columbus City Schools are estimated to receive an additional \$102,670 over the term of the abatement and approximately \$513,329 over a 20-year period, as a result 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 **\$143,670**.

100% for the next ten years is \$574,678, plus the \$143,670 from the first ten years equals a **total for 20 years of approximately \$718,348**.

VII. AREA IMPACT/GREEN INITIATIVES

The company will 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.