

**FACT SHEET**  
**COI Alkire Industrial, LLC Bldg. #1**  
**February 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 constructing new proactive Class A industrial facilities, and creating new employment opportunities for the residents of the City of Columbus.

**II. PROJECT HISTORY**

COI Alkire Industrial, LLC is a partnership that is comprised of members of VanTrust Real Estate LLC who will serve as the sponsor entity that invests directly in and oversees the development of the project. VanTrust Real Estate LLC, headquartered in Kansas City, Missouri is a full-service real estate development company offering a broad range of services including acquisition, disposition, development, and asset management. VanTrust works nationally with regional offices in Columbus, Dallas, Jacksonville, and Phoenix. COI Alkire Industrial, LLC will be the owner of the project. The project represents a massive private investment in an area of the City lacking in Class A industrial space. Distribution and logistics are a growing industry in the region and Columbus is competing with surrounding communities for investment in this sector.

COI Alkire Industrial, LLC is proposing to redevelop a property at Bolton Field with a series of buildings totaling 667,500 square feet of proactive industrial development. For Building #1 of this new development, COI Alkire Industrial, LLC proposes to invest a total project cost of approximately \$20,000,000 in real property improvements to construct a 337,500 square-foot proactive Class A industrial building at the southeast corner of the intersection of Alkire Road and Norton Road, parcel number 570-154775 (the “**Project Site**”). The company anticipates that the development of the proposed project will lead to the creation of 37 net new full-time permanent positions with an estimated new annual payoff approximately \$1,154,400 at the **Project Site**, and since it is a proactive industrial development project, may lead to the retention or relocation of an unknown number of positions from within the City of Columbus or surrounding communities.

COI Alkire Industrial, 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**

INVESTMENT TYPE	PROPOSED VALUE
New Construction	\$20,000,000
<b>TOTAL INVESTMENT</b>	<b>\$20,000,000</b>

**IV. DECISION & TIMING**

Real property improvements are expected to begin as soon as June 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 37 net new full-time permanent office positions with an estimated annual payroll of approximately \$1,154,400 at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Distribution Center Workers	37	\$15.00	\$31,200	\$1,154,400
<b>TOTALS</b>	<b>37</b>			<b>\$1,154,400</b>

Total new annual payroll to the City of Columbus for the 37 net new jobs will be approximately \$1,154,400.

The proposed project site is located at the southeast corner of the intersection of Alkire Road and Norton Road, parcel number 570-154775.

## 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) years on real property improvements related to the construction of a proactive Class A industrial building of approximately 337,500 square feet.

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

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$501,467	\$5,014,670	\$10,029,340
B. New City Income Tax Revenue	\$28,860	\$288,600	\$577,200
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$530,327	\$5,303,270	\$10,606,540
<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 seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$376,100	\$3,761,000	\$3,761,000
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$154,227	\$1,542,270	\$6,845,540
<b>School District Impact: South-Western City School District</b>	<b>Average Annual</b>	<b>10-year Summary</b>	<b>20-year Summary</b>

F. Existing School District Revenue from Real Property at site (pre abatement)	\$0	\$0	\$0
G. New Revenue as a Result of the Proposed Project (post abatement)	\$89,262	\$892,620	\$4,463,099
H. Total School District Revenue ( <i>i.e.</i> , F. + G.)	\$89,262	\$892,620	\$4,463,099

## **VIII. TAX BENEFIT**

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$3,761,000 for COI Alkire Industrial, LLC over the incentive term of ten (10) years.

South-Western City School District is estimated to receive an additional \$892,620 over the term of the abatement and approximately \$4,463,099 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 \$1,253,668.

100% for the next ten years is \$5,014,672, plus the \$1,253,668 from the first ten years equals a total for 20 years of approximately \$6,268,340.

## **IX. AREA IMPACT/GREEN INITIATIVES**

COI Alkire Industrial, LLC 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 to ensure minimal energy consumption.