

**FACT SHEET
RM BILTRITE LLC and
WATKINS ROAD LLC
OCTOBER 2019**

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 revonating a vacant industrial warehouse distribution facility, and creating new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

Based out of Sandy Springs, Georgia, RM Biltrite LLC (“RM Biltrite”) is a company that specializes in the manufacturing and distribution of rubber sheeting, matting, flooring, thermoplastics, and a wide variety of industrial rubber products. The company offices are located in the USA, Netherlands, China, India, and Thailand, while their thermoplastics manufacturing facility is located in Chelsea, Massachusetts. RM Biltrite has over 185 years of combined experience with the design, development, and contract manufacturing of a large assortment of rubber and plastic products. Watkins Road LLC is a real estate holding company that was recently created for the purposes of acquiring, owning, developing and selling real estate.

RM Biltrite and Watkins Road LLC are proposing to invest a total project cost of approximately \$11,470,500, which includes \$4,705,500 in acquisition cost, \$1,650,000 in real property improvements, \$5,000,000 in machinery and equipment, \$100,000 in furniture and fixtures, and \$15,000 in stand-alone computers to acquire, renovate and redevelop a vacant industrial warehouse distribution facility consisting of approximately 177,566 square feet at 1635 Watkins Road, Columbus, Ohio 43207, parcel number 010-001860 (“**Project Site**”). RM Biltrite will be the tenant and employer of record, and enter into a lease agreement with Watkins Road LLC to expand and relocate its operations facility to the proposed **Project Site**. Additionally, the company will retain 1 full-time employee with an associated annual payroll of approximately \$85,000 and create 40 net new full-time permanent positions with an estimated annual payroll of approximately \$1,677,740 at the **Project Site**.

RM Biltrite and Watkins Road LLC are 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 redevelopment of this project.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Machinery & Equipment	\$5,000,000
Acquisition of building	\$4,705,500
Improvements to existing building	\$1,650,000
Furniture & Fixtures	\$100,000
Stand-Alone Computers	\$15,000
TOTAL INVESTMENT	\$11,470,500

IV. DECISION & TIMING

Real property improvements are expected to begin as soon as October, 2019 with a scheduled time of completion of July 2020, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create 40 net new full-time permanent office positions with an estimated annual payroll of approximately \$1,677,740 and retain 1 full-time permanent positions with an estimated annual payroll of approximately \$85,000.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Plant Manager	1	\$52.88	\$110,000	\$110,000
Warehouse	1	\$26.44	\$55,000	\$55,000
Asst. Warehouse Mgr.	1	\$22.84	\$47,500	\$47,500
Facilities Manager	1	\$31.25	\$65,000	\$65,000
Shipping/Receiving	2	\$19.23	\$40,000	\$80,000
Purchasing & Logistics Coordinator	2	\$25.24	\$52,500	\$105,000
Cutting Edge Operator	1	\$18.00	\$37,440	\$37,440
Warehouse Worker	3	\$15.00	\$31,200	\$93,600
Equip. Operator – Extrusion	5	\$18.00	\$37,440	\$187,200
Raw Materials Handler	1	\$18.00	\$37,440	\$37,440
Packaging/Finishing	1	\$18.00	\$37,440	\$37,440
Supervisor – Injection Molding	4	\$25.00	\$52,000	\$208,000
Press Operator – Injection Molding	14	\$16.00	\$33,280	\$465,920
Equipment/Facilities Maintenance	2	\$20.00	\$41,600	\$83,200
Production Manager	1	\$31.25	\$65,000	\$65,000
TOTALS	40			\$1,677,740

The proposed project site is located at 1635 Watkins Road, Columbus, Ohio 43207 (parcel number 010-001860), and is accessible by public transportation Central Ohio Transit Authority (COTA). There is a COTA stop in close proximity of the **Project Site**.

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 for the purposes of renovating a vacant industrial warehouse distribution facility at the proposed **Project Site**.

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

Unabated Revenue	Average Annual	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$47,411	\$474,110	\$948,220
B. New City Income Tax Revenue	\$41,944	\$419,440	\$838,880
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$89,355	\$893,550	\$1,787,100
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	\$35,558	\$355,580	\$355,580
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$53,797	\$537,970	\$1,431,520
School District Impact: Columbus City School District	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$48,117	\$481,170	\$962,340
G. New Revenue as a Result of the Proposed Project (post abatement)	\$8,470	\$84,700	\$423,494
H. Total School District Revenue (i.e., F. + G.)	\$56,587	\$565,870	\$1,385,834

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately \$355,580 for RM Biltrite and Watkins Road LLC over the incentive term of ten (10) years. Columbus City Schools are estimated to receive an additional \$84,700 over the term of the abatement and approximately \$423,494 over a 20 year period, as a result of the expansion 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 **\$118,528**.

100% for the next ten years is \$474,110, plus the \$118,528 from the first ten years equals **a total for 20 years of approximately \$592,638**.

IX. AREA IMPACT/GREEN INITIATIVES

RM Biltrite currently uses and will continue to use a high percentage of recycled material in its thermoplastic manufacturing. Currently, RM Biltrite pays a third party to obtain and process the recycled materials into a usable form of raw material, but part of the new equipment investment for the Ohio facility includes two granulators, which will be used internally to process the company's own recycled materials, but also potentially to process recycled plastic material for sale to others.