



# City of Columbus

Office of City Clerk  
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## Legislation Text

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**File #:** 1901-2024, **Version:** 1

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**BACKGROUND:** Columbus City Council (“**COUNCIL**”), by Ordinance No’s. 2017-2022, 2067-2022, and 2064-2022 passed July 25, 2022, authorized the City of Columbus (“**CITY**”) to enter into three (3) separate Enterprise Zone Agreements (collectively, the “**AGREEMENTS**”) with SFG Columbus Parsons LLC BLDG#1, BLDG#2, and BLDG#3 (collectively, and hereinafter referred to as “**ENTERPRISE**”) for tax abatements of seventy-five percent (75%) for a period of ten (10) years in consideration of a combined total investment of approximately \$88,000,000.00 in real property improvements to construct three (3) separate Class A proactive industrial facilities totaling approximately 859,240 square feet on a vacant land parcel consisting of approximately 77 +/- acres at 2215-2295 Parsons Avenue, Columbus, Ohio 43207, parcel number 010-103971 (the “**PROJECT SITE**”). Additionally, the **ENTERPRISE** collectively committed to create one-hundred eight (108) net new full-time permanent positions with an estimated annual payroll totaling approximately \$3,369,600.00 at the **PROJECT SITE**, and to preserve or create employment opportunities within the Columbus Enterprise Zone, (hereinafter referred to as the “**PROJECT**”). The **AGREEMENTS** were made and entered into effective September 6, 2022 (EZA #'s 023-22-23, 023-22-24, and 023-22-25).

In a letter received by the **CITY** from the **ENTERPRISE**, dated April 8, 2024, and through ensuing correspondence, the **ENTERPRISE** requested that the City of Columbus dissolve their current **AGREEMENTS** with SFG Columbus Parsons LLC BLDG#1, BLDG#2, and BLDG#3. The **ENTERPRISE** will pursue the Southside Investment District Community Reinvestment Area (“**CRA**”) tax abatement to continue to assist in the development of the aforementioned **PROJECT** and voluntarily wishes to terminate the **AGREEMENTS** in pursuit of the Southside Investment District CRA. As such, the need exists to dissolve the **AGREEMENTS**.

This legislation is to authorize the Director of the Department of Development to dissolve the **AGREEMENTS** between the **CITY** and the **ENTERPRISE**.

**FISCAL IMPACT:** No funding is required for this legislation.

To dissolve the Enterprise Zone Agreements with SFG Columbus Parsons LLC Building 1, Building 2, and Building 3 and to direct the Director of the Department of Development to notify as necessary, the local and state tax authorities.

**WHEREAS**, the City of Columbus (“**CITY**”) entered into the Enterprise Zone Agreements (collectively, the “**AGREEMENTS**”) with SFG Columbus Parsons LLC for BLDG#1, BLDG#2, and BLDG#3 (collectively, and hereinafter referred to as “**ENTERPRISE**”), approved by Columbus City Council (“**COUNCIL**”), on July 25, 2022, by Ordinance No’s. 2017-2022, 2067-2022, and 2064-2022 with these **AGREEMENTS** made and entered into effective September 6, 2022; and

**WHEREAS**, the **AGREEMENTS** granted 75%/10-Year abatement on real property improvements; and

**WHEREAS**, the incentive was granted in consideration of a combined total investment of approximately \$88,000,000.00 in real property improvements to construct three (3) separate Class A proactive industrial facilities totaling approximately 859,240 square feet on a vacant land parcel consisting of approximately 77 +/- acres at 2215-2295 Parsons Avenue, Columbus, Ohio 43207, parcel number 010-103971 (the “**PROJECT SITE**”) in Columbus Ohio, within the Columbus

City School District and within the Columbus Enterprise Zone; and

**WHEREAS**, the **ENTERPRISE** collectively committed to create one-hundred eight (108) net new full-time permanent positions with an estimated annual payroll totaling approximately \$3,369,600.00 at the **PROJECT SITE**; and

**WHEREAS**, in a letter received by the **CITY** from the **ENTERPRISE**, dated April 8, 2024, and through ensuing correspondence, the **ENTERPRISE** requested that the City of Columbus dissolve their current **AGREEMENTS** with SFG Columbus Parsons LLC BLDG#1, BLDG#2, and BLDG#3. The **ENTERPRISE** will pursue the Southside Investment District Community Reinvestment Area (“CRA”) tax abatement to continue to assist in the development of the aforementioned **PROJECT** and voluntarily wishes to terminate the **AGREEMENTS** in pursuit of the Southside Investment District CRA. As such, the need exists to dissolve the **AGREEMENTS**; and

**WHEREAS**, this legislation is to be legislated in the most expedient manner as possible so that this dissolution of the **AGREEMENTS** can be reported to the necessary local and state agencies prior to the end of calendar year 2024, and to preserve the public health, property, safety and welfare; and **NOW THEREFORE**,

**BE IT ORDAINED BY THE COUNCIL OF COLUMBUS**

**SECTION 1.** That Columbus City Council hereby dissolves the SFG Columbus Parsons LLC (BLDG#1, BLDG#2, BLDG#3) Enterprise Zone Agreements (EZA #'s 023-22-23, 023-22-24, and 023-22-25), which was to apply a 75%/10-year real property tax abatement to the value of real property improvements made to the parcel number 010-103971, within the Columbus Enterprise Zone.

**SECTION 2.** That the Director of the Department of Development is hereby directed to notify the necessary local and state agencies that the Enterprise Zone Agreements between the **CITY** and the aforementioned **ENTERPRISE** have been terminated.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.