



Legislation Text

File #: 0390-2023, **Version:** 1

BACKGROUND: The Director of the Department of Development is requesting authorization to enter into an Enterprise Zone Agreement on behalf of the City with CL Stelzer, LLC (“CL Stelzer”), (the “Enterprise”). The Ohio Enterprise Zone law Section 5709.62(C) of the Ohio Revised Code authorizes the City to enter into Council-approved tax abatement agreements between the City and qualifying companies.

CL Stelzer is a real estate holding company that was established in April 2022 by Terry Coyne, principal owner. The company was created to assist in the development of a vacant land parcel located on Stelzer Road in close proximity to the John Glenn Columbus International Airport. Mr. Coyne is the principal owner of Terry Coyne Properties, which is a full-service brokerage company. With over 35 years of combined experience, Terry and his team of Cleveland and Columbus real estate brokers rank among Newmark’s top industrial producers nationwide. Terry’s team serves the Cleveland, Columbus, Dayton, Toledo and Youngstown markets through buying, selling and leasing commercial properties. The company’s commercial portfolio include offices, industrial warehouses, and manufacturing spaces as well as land and investment opportunities.

The Enterprise is proposing to invest a total project cost of approximately \$17,146,315.00 in real property improvements to construct a Class A proactive industrial facility totaling approximately 270,000 square feet on a vacant land parcel consisting of approximately 13.6 +/- acres (the “**Facility**”) at 885 Stelzer Road, Columbus, Ohio 43219, parcel number 010-146738 (the “**Project Site**”). The Enterprise anticipates that the development will create of cause to be created thirty (30) net new full-time permanent positions with an estimated annual payroll of approximately \$1,134,000.00 at the proposed **Project Site** (“New Employees”).

The Director of the Department of Development is recommending that Council approve a 75%/10-year Enterprise Zone tax abatement on real property improvements made by the Enterprise at the **Project Site**, in consideration of it creating, or causing to be created, the New Employees.

The Columbus City School District has been advised of this project.

This legislation is presented as 30-day legislation.

FISCAL IMPACT:

No funding is required for this legislation.

To authorize the Director of the Department of Development to enter into an Enterprise Zone Agreement with CL Stelzer, LLC (the “Enterprise”) for a tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years in consideration of the Enterprise investing approximately \$17.14 million in real property improvements, and the creation of thirty (30) net new full-time permanent positions with an estimated annual payroll of approximately \$1,134,000.00 at the **Project Site**. (\$0.00) **(AMENDED BY ORD. 1849-2023 PASSED 6/26/2023) BA**

WHEREAS, the Columbus City Council authorized the designation of the City of Columbus Enterprise Zone by legislation, Ordinance Number 779-85, dated April 22, 1985; and subsequently amended the Zone by Ordinance Nos. 2722-85 in 1986; 2080-89 in 1989; 1949-92, 2690-92 and 2249-92 in 1992; 1079-94 and 1228-94 in 1994; 2196-95 and 2817-95 in 1995; 0533-99 in 1999; 1785-00 in 2000; 1464-02 in 2002; 0225-03 in 2003; 0032-2012 in 2012; 1442-2020 in 2020, 0279-2021 in 2021; and 0736-2022 in 2022; and

WHEREAS, the Director of the Development Department of the State of Ohio (“ODOD”) has determined that the Columbus Enterprise Zone (the “Zone”), as amended by the aforementioned Ordinances, continues to contain the characteristics set forth in Section 5709.61(A) of the Ohio Revised Code. The Director of ODOD has recertified this Zone in 1986, December 20, 1989, September 28, 1992, October 22, 1992, December 17, 1992, May 31, 1994, June 24, 1994, June 16, 1995, October 5, 1995, December 19, 1995, April 1, 1999, September 25, 2000, January 27, 2003, August 19, 2003, April 3, 2012, September 18, 2020, May 20, 2021, and most recently on May 17, 2022 as an “urban jobs and enterprise zone” under Chapter 5709 of the Ohio Revised Code; and

WHEREAS, CL Stelzer, LLC (the “Enterprise”) is a real estate holding company that was established in April 2022 by Terry Coyne, principal owner. The company was created to assist in the development of a vacant land parcel located on Stelzer Road in close proximity to the John Glenn Columbus International Airport; and

WHEREAS, Mr. Coyne is the principle owner of Terry Coyne Properties, which is a full-service brokerage company. With over 35 years of combined experience, Terry and his team of Cleveland and Columbus real estate brokers rank among Newmark’s top industrial producers nationwide. Terry’s team serves the Cleveland, Columbus, Dayton, Toledo and Youngstown markets through buying, selling and leasing commercial properties. The company’s commercial portfolio include offices, industrial warehouses, and manufacturing spaces as well as land and investment opportunities; and

WHEREAS, the Enterprise is proposing to develop a vacant land parcel consisting of approximately 13.6 +/- acres; and

WHEREAS, the Enterprise has submitted a proposal (“Proposal”) to invest approximately \$17.14 million in real property improvements (the “Project”) to construct an approximately 207,000 square-foot Class A proactive industrial facility (the “Facility”) at 885 Stelzer Road, Columbus, Ohio, 43219, identified as parcel number 010-146738 (the “**Project Site**”). The Enterprise anticipates that the Project will create or cause to be created thirty (30) net new full-time permanent positions with an estimated new annual payroll of approximately \$1,134,000.00 (“New Employees”); and

WHEREAS, after reviewing and investigating the Proposal submitted by the Enterprise, the Director of the Department of Development believes that the Enterprise has demonstrated that it is qualified by financial responsibility and business experience to create and preserve employment opportunities in the Columbus Enterprise Zone and improve the City’s economic climate; and

WHEREAS, contingent upon the successful sale and transfer of ownership of title to the Enterprise, which would include the aforementioned **Project Site**, the Director of the Department of Development is recommending that City Council approve a 10-year, 75% abatement on the assessed valuation of the Project Site due to construction of the \$17.14 million addition, to incentivize the Enterprise to construct the Class A proactive industrial facility in the City’s Northeast corridor; and

WHEREAS, the Columbus City School District has been advised of this project; and

WHEREAS, the City desires to enter into an agreement with the Enterprise in order to incentivize economic growth and create employment opportunities for its citizens, and for the preservation of public health, peace, property and safety.

NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That Columbus City Council, having reviewed the proposal, finds that the Enterprise is qualified by financial responsibility and business experience to create and preserve employment opportunities in the City of Columbus Enterprise Zone and improve the City's economic climate pursuant to Revised Code Section 5709.62(C).

SECTION 2. That City Council finds and determines (1) that the Enterprise will create, or cause to be created, the New Employee positions in the State and City; (2) that the Project is economically sound and will benefit the people of the State and City by increasing opportunities for employment and strengthening the economy of the State and City; and (3) that receiving the aforementioned tax abatement is a critical factor in the decision by representatives for CL Stelzer, LLC, the Enterprise hereunder, to move forward with constructing the Project.

SECTION 3. Based on this determination, City Council approves and authorizes a 10-year, 75% abatement on the increase in assessed valuation of real property on the **Project Site**, contingent upon the Enterprise investing approximately \$17.14 million in real property improvements by constructing an approximately 270,000 square-foot Class A proactive industrial facility at 885 Stelzer Road, Columbus, Ohio 43219, identified as parcel number 010-146738, and create or cause to be created thirty (30) net new full-time permanent positions with an estimated annual payroll of approximately \$1,134,000.00 at the **Project Site**.

SECTION 4. Contingent upon the successful sale and transfer of ownership of title to the Enterprise, which would include the aforementioned **Project Site**, the Director of the Department of Development, for and in the name of the City, is authorized to enter into an Enterprise Zone Agreement with the Enterprise in a form substantially similar to the one attached hereto as Exhibit "A" with such changes, amendments or edits thereto, that are not inconsistent with the terms of this Ordinance, or adverse to the City. Such authorized amendment includes assignment of the Agreement from the Enterprise to a Related Member as defined in R.C. Section 5709.61(W), or to a Successor Enterprise as defined by R.C. Section 5709.61(Y). The Director of the Department of Development also is authorized to execute any other agreements or sign any documents necessary to effectuate the Agreement and the Exemption provided therein, and approved as to Form by the City Attorney, if required.

SECTION 5. That the City and the Enterprise must execute the attached Enterprise Zone Agreement within one-hundred and eighty (180) days of this Ordinance's passage, or this Ordinance, and the authorization to enter into the tax abatement agreement, is null and void.

SECTION 6. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.