

**FACT SHEET
SEPTEMBER 2016
OHIOHEALTH CORPORATION
AND RELATED ENTITIES**

I. STATEMENT OF PURPOSE – JOB RETENTION & JOB CREATION

The Department of Development recommends a dual-rate Jobs Growth Incentive for a term of ten (10) years in consideration of an investment estimated to be \$89,000,000, the retention of 1,222 full-time positions, the relocation of 155 full-time positions to the City of Columbus, and the creation of 1,156 new full-time positions.

II. PROJECT HISTORY

OhioHealth Corporation is an Ohio nonprofit corporation originally formed in 1891 to operate a sole hospital, known as the Protestant Hospital Association of Columbus, and has grown to become a multi-hospital health care system. The OhioHealth [hospital network] System includes ten hospitals that are owned by OhioHealth or another member of the OhioHealth System and one joint venture, Ohio Rehabilitation Hospital. Those eleven hospitals collectively have approximately 28,000 full and part-time employees, physicians on staff, and volunteers.

OhioHealth Corporation is desirous to invest an estimated \$89,000,000 in order to construct (±) 240,000 square feet of administrative office space and associated parking to be used by OhioHealth Corporation and related entities listed in Exhibit A (collectively “OhioHealth”) on their existing distribution center site located at 3420 Olentangy River Road Columbus, Ohio 43214 (parcel number 010-183740) (“*Project Site*”) in northwest Columbus and to provide further growth and expansion as more fully described below (together, the “*Project*”). OhioHealth commits to invest in both real and personal property and achieve the outlined employment commitments defined herein within a defined geographic area along Olentangy River Road and on Chatham Lane, known as the “*Olentangy River Road Corridor*”.

The Project will occur in two (2) phases. During the initial phase (Phase 1) of the Project, OhioHealth commits to: construct at least 240,000 square feet of commercial office space on the Project Site; retain and relocate 1,222 full-time non-clinical jobs to the Project Site from other City of Columbus sites; retain and relocate 155 full-time non-clinical jobs to the Project Site, from current non-City of Columbus sites; and create 256 net new full-time non-clinical jobs on the Project Site. As a result of investments made related to Phase 1, OhioHealth commits to achieve an employment level of 1,633 full-time non-clinical jobs on the Project Site to be completed no later than December 31, 2019.

In the subsequent phase (Phase 2) of the Project, OhioHealth commits to add 900 net new full-time, non-contingent, non-seasonal jobs, a mix of both clinical and non-clinical positions, within the Olentangy River Road Corridor through relocation and net new growth. In total, OhioHealth commits to achieve an employment level of 2,533 full-time,

non-contingent, non-seasonal jobs within the Olentangy River Road Corridor, with at least 1,311 of those positions being net new jobs for OhioHealth in the Olentangy River Road Corridor and employed within the City of Columbus, no later than December 31, 2024. This would include the relocation of 155 full-time positions to the City of Columbus, the creation of 256 new full-time positions under Phase 1, and the addition of 900 full-time, non-contingent, non-seasonal jobs no later than December 31, 2024.

OhioHealth Corporation is requesting a Jobs Growth Incentive from the City of Columbus to assist in the retention and expansion of its operations.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Additions/New Construction	\$89,000,000
TOTAL INVESTMENT	\$89,000,000

IV. DECISION & TIMING

The project is expected to begin as early as the autumn of 2016. OhioHealth commits to construct at least 240,000 sq. feet of commercial office space on the Project Site no later than December 31, 2019. Additional investment and job creation associated with this project are to be completed no later than December 31, 2024.

V. EMPLOYMENT

The project will retain 1,222 full-time positions with an annual payroll of approximately \$81,700,000, relocate 155 full-time non-clinical positions from non-City of Columbus sites with an annual payroll of approximately \$7,262,060, and create 1,156 new full-time positions with a new annual payroll of approximately \$68,400,000.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Non-Clinical Administration (Phase 1)	256	\$28.36	\$58,984	\$15,100,000
Non-Clinical Administration & Clinical Positions (Phase 2)	900	\$28.47	\$59,222	\$53,300,000
TOTAL	1,156			\$68,400,000

OhioHealth Corporation offers their full-time employees the following benefits:

- Paid holidays
- Paid vacation/personal days
- Vacation pay
- 401(k) retirement plan
- Annual bonus
- Medical/dental insurance
- Severance policy
- Disability pay
- Employee discounts
- Training & education benefits
- 403(b) retirement plan for associates of OhioHealth and its non-profit subsidiaries

The proposed Project Site has access to nearby public transportation (Central Ohio Transit Authority).

VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends a dual-rate Jobs Growth Incentive in an amount equal to:

- a. Thirty-five percent (35%) of the City of Columbus income tax withheld on the Columbus payroll of new employees for a term of ten (10) consecutive years; and
- b. Forty-five percent (45%) of the City of Columbus income tax withheld on the Columbus payroll of new employees, who are also City of Columbus residents at the end of each calendar year, for a term of ten (10) consecutive years.

If OhioHealth is not able to sufficiently document residency for an employee associated with this project during a calendar year of the term of the agreement, the default rate of the Jobs Growth Incentive to be applied that calendar year for that new employee shall be thirty-five percent (35%).

VII. WORKFORCE DEVELOPMENT

Employers granted a tax incentive will meet with the Central Ohio Workforce Investment Corporation (COWIC) to develop a relationship to assure continuing employment opportunities for Columbus residents who are unemployed or underemployed.

VIII. NEW TAX IMPACT

NEW REVENUE SUMMARY		
Revenue	Average Annual	10-year Summary
A. New City Income Tax Revenue	\$1,710,000	\$17,100,000
Incentive	Average Annual	10-year Summary
B. *Proposed Incentive is equal to:		
Thirty-five percent (35%) of the City of Columbus income tax withheld on the Columbus payroll of new employees who are not City of Columbus residents		
Forty-five percent (45%) of the City of Columbus income tax withheld on the Columbus payroll of new employees who are also City of Columbus residents	\$600,000	\$6,000,000
<i>*This incentive is limited. See Section IX. "Tax Benefit"</i>		
Total	Average Annual	10-year Summary
C. Net Value to City (i.e., A. - B.)	\$1,110,000	\$11,100,000

IX. TAX BENEFIT

The *annual* Jobs Growth Incentive cash payment amount shall not exceed \$600,000 in any one year of the incentive term, nor will the *total* Jobs Growth Incentive payment award exceed \$6,000,000 over the full 10-year incentive term.

X. AREA IMPACT/GREEN INITIATIVES

OhioHealth Corporation intends to explore green initiatives to incorporate into the new facility.

Exhibit A
OhioHealth-Related Entities

While the employees that are projected to occupy the Olentangy River Road Corridor will primarily be employees of OhioHealth Corporation, HomeReach (aka OhioHealth Homecare), HomeReach HomeCare, OhioHealth Star Corporation or OhioHealth Physician Group, Inc., it is possible that employees of any of the following OhioHealth-related entities may occupy space within the Olentangy River Road Corridor and, if so, would be counted for purposes of the full-time positions and payroll required of OhioHealth under its City of Columbus' incentive agreements:

1. Appalachian Community Visiting Nurses
2. Athens Medical Associates, LLC
3. Athens Medical Laboratory
4. Athens Surgery Center
5. Grady Memorial Hospital
6. Grant Anesthesia Services, Ltd.
7. Hardin Memorial Hospital
8. Hardin Memorial Hospital Foundation
9. Hardin Physician Foundation, Inc.
10. HardinCare, Inc.
11. HomeReach
12. HomeReach HomeCare
13. Hospital Properties, Inc.
14. Intel Health Services Insurance Co. (SPC), Ltd.
15. Marion Ancillary Services, LLC
16. Marion Area Physicians, LLC
17. Marion General Hospital
18. Marion Health System, LLC
19. Marion Practices, LLC
20. MedCentral Health System
21. MedCentral Professional Foundation, Inc.
22. Medical Group of Ohio
23. Midwest Health Collaborative
24. OhioHealth Corporation
25. OhioHealth Foundation, Inc.
26. OhioHealth Group, Ltd.
27. OhioHealth HomeCare
28. OhioHealth Hospital Management Services, LLC
29. OhioHealth Innovation Development Fund, Ltd.
30. OhioHealth Laboratory (aka Grant/Riverside Methodist Hospitals Laboratory)
31. OhioHealth Mansfield Hospital
32. OhioHealth Neighborhood Care
33. OhioHealth Physician Group, Inc.
34. OhioHealth Physician Group, Inc.
35. OhioHealth Regional Physician Services, LLC

36. OhioHealth Research Institute
37. OhioHealth Shelby Memorial Hospital
38. OhioHealth Star Corporation
39. OhioHealth Urgent Care, LLC
40. Orthopedic Trauma Services, Ltd.
41. The Sheltering Arms Hospital Foundation, Inc. dba O'Bleness Memorial Hospital