

**FACT SHEET
AMAMATA LLC
JANUARY, 2010**

I. STATEMENT OF PURPOSE- Reconstruction and Job Creation

The Department of Development recommends an Enterprise Zone Abatement for the purpose of creating 40 new positions within the City of Columbus.

II. PROJECT HISTORY

Amamata LLC, was created to bring state-of-the-art healthcare facilities to the State of Ohio. The partners in the project are both physicians with extensive experience in real estate development and management.

The property located at 6400 Broad Street is a 50,000 square foot facility built in 1974. The facility, referred to as the Lucent Technology site, has been vacant for the past three years. AMAMATA LLC plans to renovate the exterior and interior of the building to make it more energy efficient and conducive to green standards.

AMAMATA LLC is requesting an Enterprise Zone Abatement from the City of Columbus to assist in the development of this project.

III PROJECT INVESTMENT

Addition to Facility	\$1,500,000
Machinery & Equipment	\$100,000
TOTAL INVESTMENT	\$1,600,000

IV. DECISION & TIMING

The project is expected to begin late February 2010 with completion scheduled for December 2010, contingent upon Columbus City Council approval of the recommended tax abatement.

V. EMPLOYMENT

AMAMATA LLC will create 40 full-time permanent jobs with an annual payroll of \$1,400,000.

The 40 new jobs will be:

Physician	1	\$83.10	\$172,850	\$172,850
Nurse	6	\$23.08	\$48,000	\$288,000
Social Worker	4	\$20.19	\$42,000	\$168,000
Case Manager	7	\$12.72	\$26,450	\$185,150
Counselor	6	\$14.90	\$31,000	\$186,000
Nurse Assistant	5	\$12.02	\$25,000	\$125,000
Secretary	6	\$12.02	\$25,000	\$150,000
Clerk	5	\$12.02	\$25,000	\$125,000
Total	40			\$1,400,000

AMAMATA LLC will offer their full-time employees the following benefits:

- Paid Holidays
- Paid Vacation/Personal Days
- Medical/Dental Insurance
- Disability Insurance
- Annual Bonus
- Training & Educational Benefits
- Employee Discounts
- Severance Policy

The project is located at 6400 East Broad Street Drive and is accessible by public transportation (COTA).

VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends 75%/10 year Enterprise Zone tax abatement for real property improvements. 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.

A similar project is Setterlin Construction that received 75%/10 year abatement.

VII. NEW TAX IMPACT/10 YEAR SUMMARY

Unabated Revenue	Average Annual	10-Year Summary
A. Real Property	34,100	341,000
B. Income Tax Revenue	30,000	300,000
C. Total Unabated Tax Impact (A+B)	64,100	641,000

Abatement/Incentive Impact	Average Annual	10-Year Summary
D. Proposed Tax Abatement (75%/10years Real Property)	25,500	255,000
E. Net Revenue to City (C-D)	38,600	386,000

School District Impact (Groveport Madison Schools)	Average Annual	10 Year Summary
F. Existing Revenue	54,000	540,000
G. New Revenue	8,750	87,500
H. (F+G) Total Revenue	62,750	627,500

VIII. 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.

XI. TAX BENEFIT

The recommended 75%/10 year Enterprise Zone Abatement could yield a tax savings of \$387,500 for AMAMATA LLC over the abatement period. The Gahanna Jefferson School District will receive an additional \$87,500 over the abatement period.

X. AREA IMPACT

No residential or commercial displacement will occur as a result of this project.

XI. GREEN INITIATIVE

AMAMATA LLC is proposing to institute “Green Initiatives” by replacing an old outdated cooling system with a modern energy efficient system in the existing facility. The addition will have a state of the art reflector roof maximizing energy efficiency.