

**FACT SHEET  
METRO CITY VENTURES, LLC.  
SOUTHWESTERN ACQUISITION, LLC.  
(SOUTHWESTERN COLLEGE)  
MAY 2010**

**I. STATEMENT OF PURPOSE – Enterprise Zone**

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five (75%) for a period of ten (10) years on real property improvements for the purpose of re-development of property and job creation.

**II. PROJECT HISTORY**

Southwestern Acquisition, LLC. (Southwestern College) is an affiliate of Lincoln Educational Services Corporation, a New Jersey corporation. Southwestern College provides training in Health Services, Business IT and Spa & Cosmetology with locations in Cincinnati, Dayton, Toledo and Franklin, Ohio, as well as Florence, Kentucky. Southwestern College is fully accredited by the Accrediting Council of Independent Colleges and schools specializing in the business and healthcare industries.

Along with Metro City Ventures, LLC., a real estate venture owned by Andrew Showe and located in downtown Columbus, Southwestern College is proposing to expand into Columbus by the redevelopment and renovation of 3 floors of a 5-story commercial building, comprising 26,000 square feet to be used as class room and office space.

The renovations and job creation associated with this project located at 45 North 4<sup>th</sup> Street, within the Mile on High District, will have a big impact on the continuing revitalization of the Downtown Area.

Southwestern College is requesting an Enterprise Zone Tax Abatement to assist in the re-development of this project.

**III. PROJECT INVESTMENT**

<b>NEW CONSTRUCTION</b>	-0-
<b>MACHINERY &amp; EQUIPMENT</b>	\$205,000
<b>FURNITURE &amp; FIXTURES</b>	\$290,000
<b>IMPROVEMENTS TO BLDG.</b>	\$1,100,000
<b>TOTAL INVESTMENT</b>	<b>\$1,595,000</b>

#### IV. DECISION & TIMING

The project is expected to begin May 2010 with a scheduled time of completion for December 2010, contingent upon Columbus City Council approval of the recommended tax incentive.

#### V. EMPLOYMENT

Position	New Jobs	Hourly Rate	Annual Pay	Total Estimated Salary
Admission Coordinator	1	\$13.94	\$29,000	\$29,000
Admission Rep.	5	\$19.71	\$41,000	\$205,000
Business Office Clerk	1	\$14.42	\$30,000	\$30,000
Career Services Advisor	1	\$15.38	\$32,000	\$32,000
Dir. Of Admissions	1	\$36.06	\$75,000	\$75,000
Dir. Of Admin. Services	1	\$2308	\$48,000	\$48,000
Dir. Of Financial Aid	1	\$24.04	\$50,000	\$50,000
Education Coordinator	1	\$13.46	\$28,000	\$28,000
Education Supervisor	4	\$20.67	\$43,000	\$172,000
Executive Director	1	\$40.87	\$85,000	\$85,000
Externship Coordinator	1	\$18.27	\$38,000	\$38,000
Financial Aid Advisor	1	\$15.38	\$32,000	\$32,000
Instructors	23	\$18.27	\$38,000	\$874,000
Librarian	1	\$18.27	\$38,000	\$38,000
Network Administrator	1	\$18.27	\$38,000	\$38,000
Receptionist	1	\$12.98	\$27,000	\$27,000
Registrar	1	\$13.46	\$28,000	\$45,000
Sr. Financial Aid Advisor	1	\$21.63	\$45,000	\$45,000
Student Coordinator	1	\$18.27	\$38,000	\$38,000
Dir. of Education	1	\$23.07	\$48,000	\$48,000
Grand Total	49			\$1,967,000

The project will create 49 new full-time permanent positions with an estimated annual payroll of \$1.96 million, which is approximately \$49,100 in new revenue.

#### Full-time employees benefit summary includes:

- Paid Holidays
- Pay Vacation/Personal Day
- Vacation Pay
- 401k Retirement
- Medical/Dental Insurance
- Severance Policy

- Disability Pay
- Employee Discounts
- Training & Education Benefits

The project is located at 45 N. Fourth Street and is accessible by public transportation (COTA). There is a COTA stop in close proximity of the project site.

## VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends a 75%/10-year Enterprise Zone Abatement on real property improvements for the purpose of re-developing a commercial building into classroom and office space.

## VII. NEW TAX IMPACT: 10-YEAR SUMMARY

<b>Unabated Revenue</b>	<b>Average Annual</b>	<b>10-year Summary</b>
A. Real Property Tax Revenue	\$28,260	\$282,600
B. New City Income Tax Revenue	\$49,200	\$492,000
C. Total Unabated Tax Revenue	\$77,460	\$774,600
<b>Abatement Impact</b>	<b>Average Annual</b>	<b>10-year Summary</b>
D. Total Proposed Tax Abatement 75%/10-yr on Real Property	\$21,200	\$212,000
E. Total Revenue Net of Tax Abatement (i.e., C-D)	\$56,260	\$562,600
<b>School District Impact Columbus City School District</b>	<b>Average Annual</b>	<b>10-year Summary</b>
F. Existing School District Revenue from Real Property at site	\$35,000	\$350,000
G. New Revenue as a Result of the Proposed Project	\$5,000	\$50,000
H. Total School District Revenue	\$40,000	\$400,000

## **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. The company must meet with COWIC within 90 days of passage of the legislation.

## **IX. TAX BENEFIT**

The recommended 75%/10-year Enterprise Zone Abatement could yield a tax savings of approximately \$212,000 for Southwestern College over the term of the abatement. The Columbus Public Schools will receive an additional estimated \$50,000 over the term of the abatement.

## **X. AREA IMPACT/GREEN INITIATIVES**

No residential or commercial displacement will occur as a result of this project. Metro City Ventures, LLC. and Southwestern Acquisition, LLC .strives to use environmentally friendly materials wherever available. Great efforts are being made to ensure the most energy efficient materials are incorporated in the construction process to ensure minimal energy consumption.