

FACT SHEET
JULY 2012
AMAMATA, LLC

I. STATEMENT OF PURPOSE – Enterprise Zone/Job Creation

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) years to establish a new healthcare medical facility.

II. PROJECT HISTORY

Amamata, LLC is a healthcare entity that was founded in October 2009 by Dr. John A. Johnson (President and Chief Executive Officer), and his partner Mukesh Ranqwani. Dr. Johnson is a central Ohio psychiatrist who has worked in public, private and university mental-health systems for 25 years. He also is head of AccessOhio Mental Health Center of Excellence, a mental healthcare facility that is accessible to all people, including the economically disfavored.

Amamata, LLC is proposing to purchase and renovate a vacant commercial building consisting of approximately 51,000 sq. ft. by investing \$4.5 million in new construction, machinery, equipment, and inventory. With the new construction, Amamata, LLC plans to increase the square footage by 9,000 making the total sq. ft. just fewer than 60,000 of medical office space. The company will create approximately 40 new full-time permanent positions with an estimated annual payroll of \$1.4 million.

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

III. PROJECT INVESTMENT

Acquisition of buildings	\$1,200,000
Additions/New Construction	\$1,500,000
Improvements to Existing Buildings	\$1,500,000
Machinery & Equipment	\$100,000
Furniture & Fixtures	\$100,000
Stand-Alone Computers	\$50,000
Inventory	\$50,000
TOTAL INVESTMENT	\$4,500,000

IV. DECISION & TIMING

The project is scheduled to begin July 2012 with a scheduled time of completion of December 31, 2012, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create 40 new full-time positions with an annual payroll of \$1.4 million.

Position	Number of New Jobs	Hourly Rate	Annual Salary	Total Estimated Payroll for New Jobs
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

Benefits provided to employees of Amamata, LLC include:

- Paid Holidays
- Vacation Pay
- Annual Bonus
- Medical/Dental Insurance
- Disability Pay
- Employee Discounts
- Training & Education Benefits

The project is located at 6400 E. Broad 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 Tax Abatement to Amamata, LLC if Columbus City Council approves the proposed tax incentive.

VII. NEW TAX IMPACT/ANNUAL AND 10-YEAR SUMMARY

Unabated Revenue	Average Annual	10-year Summary
A. Real Property Tax Revenue	\$77,987	\$779,870
B. New City Income Tax Revenue	\$35,000	\$350,000
C. Total Unabated Tax Revenue	\$112,987	\$1,129,870
Abatement Impact	Average Annual	10-year Summary
D. Total Proposed Tax Abatement 75%/10-yrs on Real Property	\$58,490	\$584,900
E. Total Revenue Net of Tax Abatement (i.e., C-D)	\$54,497	\$544,970
School District Impact Columbus City School District	Average Annual	10-year Summary
F. Existing School District Revenue from Real Property at site	\$21,255	\$212,550
G. New Revenue as a Result of the Proposed Project	\$12,751	\$127,510
H. Total School District Revenue	\$34,006	\$340,060

VIII. WORKFORCE DEVELOPMENT

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

IX. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone Abatement could yield a tax savings of approximately \$584,900 for Amamata, LLC over the term of the abatement. The Gahanna Jefferson City Schools will receive an additional \$127,510 over the term of the abatement.

X. AREA IMPACT/GREEN INITIATIVES

As a green initiative, Amamata, LLC will implement a paper recycling program.