



Onondaga County Industrial Development Agency
Project Summary

1. Project:	8324 Oswego Road LLC	2. Project Number:	3101-16-09A
3. Location:	Clay	4. School Districts:	Liverpool
5. Tax Parcel(s):	054.-01-49.1	6. Type of Project:	Construction

7. Description: 8324 Oswego Road LLC is a partnership between Syracuse Orthopedic Specialists and Family Practice Associates. Each group has leases on buildings in the Liverpool and Baldwinsville areas. The proposal is to have FPA and SOS form a new entity (8324 Oswego Road LLC), and build a 40,000 s.f. medical office building to house both medical providers. This new space will allow SOS and FPA to expand and better coordinate services. Also, Crouse Hospital will be a tenant in this new building and offer services in the area.

7. Total Project Cost:	\$ 11,592,500
Land	\$ 550,000
Site Work	\$ 900,000
Building	\$ 9,000,000
Furniture & Fixtures	\$ 400,000
Equipment	\$ -
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 742,500
Financial Charges	\$ -
Legal Fees	\$ -
Other	\$ -

8. Total Jobs	101
8A. Job Retention	89
8B: Job Creation (Next 5 Years)	12

Cost Benefit Analysis:	8324 Oswego Road LLC
	Fiscal Impact (\$)
Abatement Cost:	\$914,000
Sales Tax	\$824,000
Mortgage Tax	\$90,000
Property Tax Relief (PILOT) (10yr)	
New Investment:	\$20,392,176
PILOT Payments (10yrs)	
Project Wages (10 yrs)	
Construction Wages	\$6,855,975
Employee Benefits (12 years)	\$1,826,776
Project Capital Investment	\$11,592,500
New Sales Tax Generated	\$0
Agency Fees	\$116,925
Benefit:Cost Ratio	22.31 :1