



Onondaga County Industrial Development Agency
Project Summary

1. Project: Specialists' One Day Surgery **2. Project Number:** 3101-17-07A

3. Location: Cicero **4. School Districts:** North Syracuse

5. Tax Parcel(s): 047.-01-01.1 **6. Type of Project:** Construction and Renovation

7. Description: Specialists' One-Day Surgery, LLC is requesting to enter into a straight lease agreement for a project consisting of renovating a currently vacant 52,800 sf building located at 5801 East Taft Rd., Town of Cicero and constructing a state-of-the-art 47,713 square foot orthopedic ambulatory surgery center within that building. This new surgery center will accommodate the increased demand for outpatient orthopedic services with the region.

7. Total Project Cost:	\$ 13,512,723
Land	\$ -
Site Work	\$ 437,750
Building	\$ 8,919,710
Furniture & Fixtures	\$ -
Equipment	\$ 3,341,998
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 570,000
Financial Charges	\$ -
Legal Fees	\$ -
Other	\$ -

8. Total Jobs	40
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	40

Cost Benefit Analysis:	Specialists' One Day Surgery	
	Fiscal Impact (\$)	
Abatement Cost:		\$2,276,566
Sales Tax	\$552,790	
Mortgage Tax	\$0	
Property Tax Relief (PILOT) 10yr	\$1,723,776	
New Investment:		\$87,092,032
PILOT Payments 10 yrs	\$0	
Project Wages (10 yrs)	\$60,658,771	
Construction Wages	\$1,741,200	
Employee Benefits (10 years)	\$15,164,693	
Project Capital Investment	\$9,357,460	
New Sales Tax Generated	\$0	
Agency Fees	\$169,909	
Benefit:Cost Ratio		38.26 :1