



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):		057.-01-01.1		6. Type of Project:		Construction and Renovation	
7. Description:		<p>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.</p>					
7. Total Project Cost:		\$ 13,512,723		8. Total Jobs		40	
Land	\$	-		8A. Job Retention		0	
Site Work	\$	437,750					
Building	\$	8,919,710		8B: Job Creation		40	
Furniture & Fixtures	\$	-		(Next 5 Years)			
Equipment	\$	3,341,998					
Equipment Subject to NYS Production Exemption	\$	-					
Engineering/Architecture Fees	\$	570,000					
Financial Charges	\$	-					
Legal Fees	\$	-					
Other	\$	-					
Cost Benefit Analysis:		Specialists' One Day Surgery					
		Fiscal Impact (\$)					
Abatement Cost:			\$552,790				
Sales Tax		\$552,790		Approved on January 9, 2018			
Mortgage Tax		\$0					
Property Tax Relief (PILOT) 10yr		\$0		No PILOT per January 9, 2018 minutes			
New Investment:			\$87,058,251				
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		\$136,127					
Benefit:Cost Ratio			157.49 :1				