

2497 Delaware Holdings, LLC/Western New York Immediate Care

\$3,276,000

INDUCEMENT RESOLUTION

HIGHLIGHTS

Eligibility: NAICS Section -
62 - Outpatient Care Centers

COMPANY INCENTIVES

- Approximately \$280,000 in property tax savings.
- Approximately \$146,000 in sales tax savings
- Up to \$32,760 in mortgage recording tax savings.



Project Title: 2497 Delaware Holdings, LLC/Western New York Immediate Care

Project Address: 2497 Delaware Avenue
Buffalo, New York 14216
(Buffalo City School District)

SIC/NAICS: 8903/621498

Agency Request

Sales tax, mortgage recording tax and real property tax abatements in connection with the construction of an approximately 7,400 sq. ft urgent care facility.

Land Acquisition:	\$ 585,000
Building Construction	1,789,000
Equipment	775,000
Soft Costs	127,000
Total Projects Costs	\$3,276,000

Company Description

2497 Delaware Holdings, LLC/Western New York Immediate Care is 100% owned by Exigence North America, LLC. The company currently operates three (3) urgent care centers in WNY. Board certified physicians provide acute illness and injury care for patients not wanting to visit a hospital emergency room and whose primary care doctors are unavailable.

These facilities service patients who have urgent care needs which include non-life threatening medical issues such as sprains, fractures, broken bones, cold and flu symptoms, headaches, abdominal pain as well as other health related issues. The facilities provide x-ray, lab and CT scan services and operate much like a hospital emergency room. Facilities such as these allow emergency rooms to focus on patients with truly life-threatening conditions.

Project Description

Western New York Immediate Care LLC proposes to demolish the former Gallagher Printing building and construct a 7,400 sq. ft. urgent care facility. The company will also purchase machinery and equipment.

Project Incentives

- Approximately \$146,000 in sales tax savings
- Approximately \$280,000 property tax savings
- Up to \$32,760 in mortgage recording tax savings

Project Benefit

Presently there exists no stand alone urgent care center located within the City of Buffalo. Given the closures of Sheehan and OLV Hospitals and the slated closure of Millard Gates, City residents have no convenient avenue for quality urgent care services. Immediate Care plans to treat City residents and provide extensive benefits to the community and will be relieving the locally burdened health care facilities in the process.

A recent market study indicated approximately 300,000 residents are located within the area immediately surrounding the proposed site and it is projected that these residents will generate approximately 100,000 urgent care visits annually.

The project is anticipated to create 18 full time and 10 part time jobs.

The project will generate approximately \$77,000 of revenue to the local taxing jurisdictions which represents \$11,000 to the County of Erie, and \$66,000 to the City of Buffalo.

Employment

At Occupancy:	18 Full Time 10 Part Time
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Year 2:	18 Full Time 10 Part Time
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Project History

11/3/2010	Public hearing held. No oral or written comments. Transcript of file at ECIDA.
11/8/2010	Inducement Resolution presented to Board of Directors authorizing adoption of a Negative Declaration in accordance with SEQRA.
11/8/2010	\$3,276,000 Lease/Leaseback Inducement Resolution presented to Board.