

**Niagara County Industrial Development Agency**  
Project Summary Sheet  
**DOJO, LLC**  
**Project No. 11-04**

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**Applicant:** DOJO, LLC

**Project Location:** 2890 Niagara Falls Blvd., Town of Wheatfield

**Assistance:** 10 year standard commercial PILOT  
Sales tax exemptions  
Mortgage recording tax exemption

**Description:** DOJO, LLC is the real estate holding company for Wheatfield Pediatrics, a pediatric medical practice established in 2000. Wheatfield Pediatrics has grown throughout the past decade and has outgrown its current 3,350 square foot building on Niagara Falls Boulevard. To accommodate their continually growing patient population and produce further job growth, the principals wish to construct a 3,500 square foot addition to the facility.

<b>Project Costs:</b>	Renovation	\$ 50,000
	New Construction	377,700
	Site work and preparation	114,600
	Machinery & Equipment	75,000
	Soft costs	<u>6,000</u>
	Total	\$ 623,360

**Employment:** Current: 14 FT, 8 PT  
Projected New Within 2 Years: 4 FT, 3 PT  
Skills: Physicians, nurses, medical techs, office personnel

**Economic Impacts:** Current annual property taxes on the parcel: \$ 3,775  
Estimated annual property taxes at conclusion of PILOT: \$ 17,000  
PILOT payments over 10 years - \$61,450  
Estimated payroll for first 2 years: \$1,300,000

**Staff Recommendations:**

- Project is consistent with Agency policy and IDA legislation.
- Agency Counsel has reviewed and approved this request.
- Project adds to property tax (PILOT) and sales tax revenues