

**Niagara County Industrial Development Agency**  
Project Summary Sheet  
**WNY Urology Associates, LLC**

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**Applicant:** WNY Urology Associates, LLC

**Project Location:** 3832 Saunders Settlement Road, Town of Cambria

**Assistance:** 15 year PILOT  
Sales tax exemptions  
Mortgage recording tax exemption

**Description:** The practice was founded in 1949 as one of the first urology practices in Western New York. In 1996, 1998 and 2007, the practice grew through mergers and acquisitions of other urologic practices. In 2004, because of its significant oncologic focus, WNY Urology added specialists in the field of pathology. The group opened a 73,400 square foot multi-tenant facility on Harlem Road in Cheektowaga in 2008 and, further expanding on the oncologic focus, added specialists in the field of radiation oncology. WNY Urology Associates packaged its oncologic services under the name Cancer Care of WNY, to better reflect its mission of caring for patients with all types of cancer. In 2009, WNYUA's Jamestown Division moved to its new location at 117 Foote Avenue which mirrors the facilities and equipment at the Harlem Road location.

This proposed expansion into Niagara County reflects a desire to serve a growing patient base in Niagara County. In order to provide adequate physician resources for the proposed new facility, WNY Urological Associates has hired two new doctors who will commence their employment on July 1st of 2011 and 2012, respectively.

<b>Project Costs:</b>	Land	\$ 452,000
	New construction	4,664,000
	Utilities and Road	293,000
	Site work and preparation	219,000
	Machinery & Equipment	4,850,000
	Arch./eng./legal/other	<u>900,000</u>
	Total	\$ 11,378,000

**Employment:** Current: 0 Within 2 years: 26  
Skills: Doctors, medical technicians, support staff

**Impacts:** Real property taxes on raw land: \$2,469  
Estimated additional annual taxes generated at conclusion of PILOT: \$85,000  
Total payroll years 1 and 2: \$7,200,000

**Staff Recommendations:**

- Project is consistent with Agency policy and IDA legislation.
- Agency Counsel has reviewed and approved this request.
- Project creates new jobs, increases payrolls, and generates revenues to local taxing jurisdictions.
- Project provides a service for Niagara County residents that is not currently available locally