

Niagara County Industrial Development Agency

Project Summary Sheet

Wheatfield Family Dentistry

Project No. 09-11

Applicant: Wheatfield Family Dentistry (Kathleen M. Casacci, DDS, PC)

Location: 3349 Niagara Falls Boulevard, Wheatfield

Assistance: 10 year commercial PILOT

Description: Wheatfield Family Dentistry provides general dental care for adults and children, including root canals, orthodontics, cosmetic and TMJ treatment. The practice was established in 1994 and has been located in rental space since its inception.

Currently, Wheatfield Family Dentistry has outgrown its leased space and seeks to construct an office building on Niagara Falls Boulevard in the Town of Wheatfield. The building will consist of 2,500 square feet of dental offices, with 1,500 square feet of class-A office space for lease to another tenant.

Project Costs:	Land	\$ 110,000
	Renovation	15,000
	New construction	350,000
	Demolition	22,000
	Utilities and Road	3,000
	Site work	5,000
	Machinery & Equipment	150,000
	Soft costs	<u>35,000</u>
	Total	\$ 690,500

Economic Impacts:

Employment Current: 5 FT, 3 PT, 3 seasonal

Projected New Within 2 years: 8 FT, 5 PT, 3 seasonal

Total estimated payroll Years 1 and 2: \$910,000

Estimated Annual Taxes on raw land: \$6,575

Estimated Annual Taxes at completion of PILOT: \$ 22,642

Staff Recommendations:

- Project is consistent with Agency policy and IDA legislation.
- Agency Counsel has reviewed and approved this request.
- The project is consistent with the current Uniform Tax Exemption Policy
- Project adds new investment and increases the tax base in Wheatfield and Niagara County
- The project increases new, full-time employment