

Niagara County Industrial Development Agency

Project Summary Sheet

North Gate Health Care Facility LLC (8/6/08)

Project No. 08-10

Applicant: North Gate Health Care Facility LLC

Project Location: Nash Road
Town of Wheatfield, New York

Assistance: Senior Housing PILOT (15 Year)
Sales and Mortgage Recording tax exemptions

Description: North Gate Health Care Facility LLC is a Limited Liability Company that has owned and operated a senior health care facility on Nash Road in the Town of Wheatfield since 1981. The company provides skilled nursing and sub acute rehabilitation services to the elderly and is licensed to operate 200 beds.

Currently the company has a facility of approximately 75,000 square feet on a 4.9 acre parcel and employs 157 full time and over 130 part time employees. Contact has been made with the Town of Wheatfield to determine permitting requirements and procedures.

Based on increased demand for health care services, North Gate Health Care Facility LLC is proposing to construct a 4,200 square foot addition to meet their business needs and to accommodate dialysis treatment facilities. The dialysis treatment services will be provided by Apollo LTC, LLC under a 10 year agreement. Upon completion of the project, approximately 10 new jobs will be created.

Project Costs:	Building construction	\$640,000
	Site work	<u>\$ 53,500</u>
	Total	\$693,500

Economic Impacts:	<u>Current</u>	<u>Projected Additional</u>
	Employment	9 new
	Est. Property taxes	\$220,000
	Payroll	\$350,000

Staff Recommendations:

- Project is consistent with Agency policy and legislation.
- Agency staff has been working with North Gate Health Care for several months on this project.
- Agency Counsel has reviewed and approved this request.
- Project adds to property tax (PILOT) and employment opportunities