

Town of Amherst IDA Public Hearing

UBMD Surgery Center

Address: 500 Maple Road

Applicant: 111 North Maplemere LLC

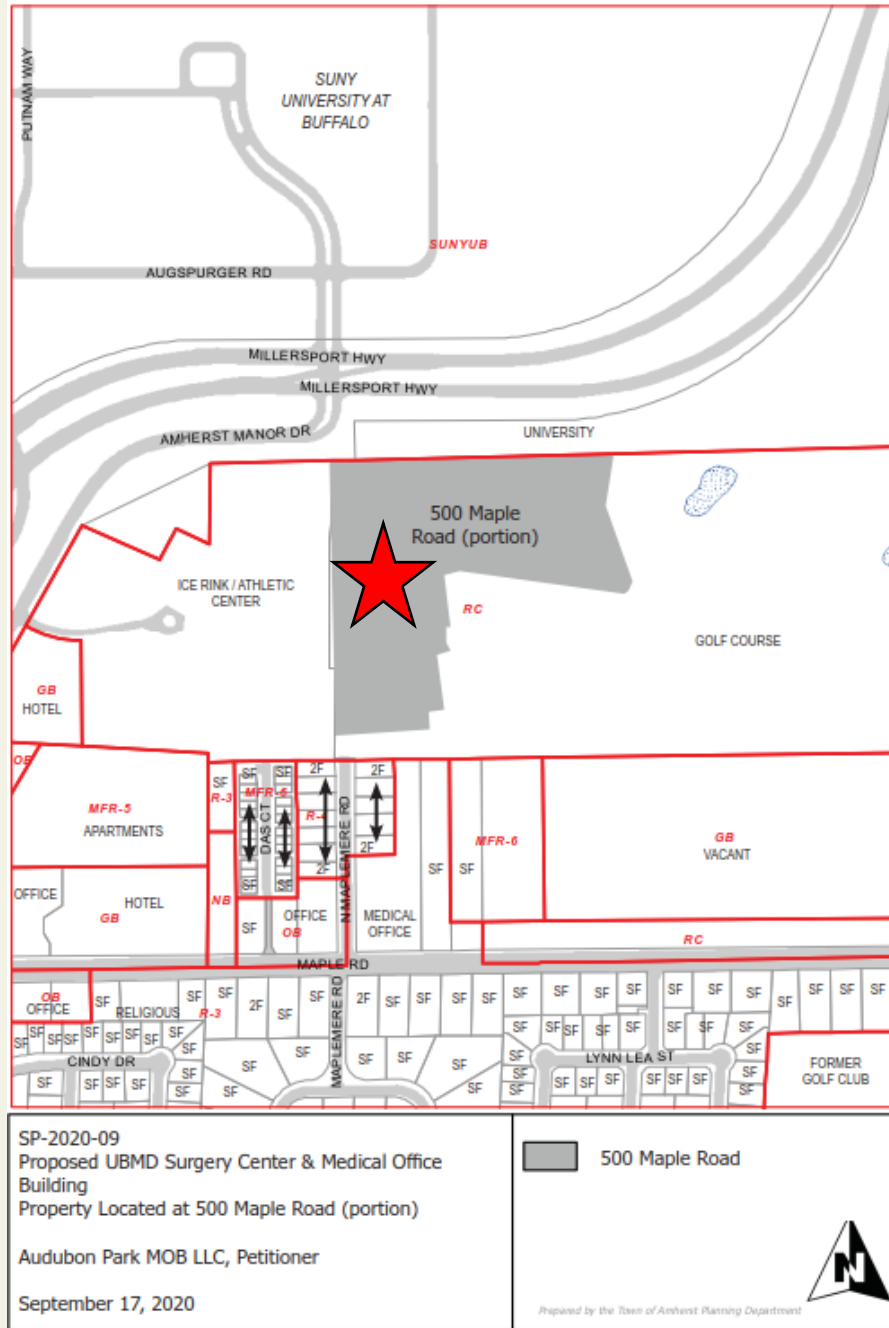
Location: Directly east of the Northtown Recreation Center – Accessible via Millersport Highway

Zoning: Community Facility District (“CF”)

Parcel Size: 14.91± acres

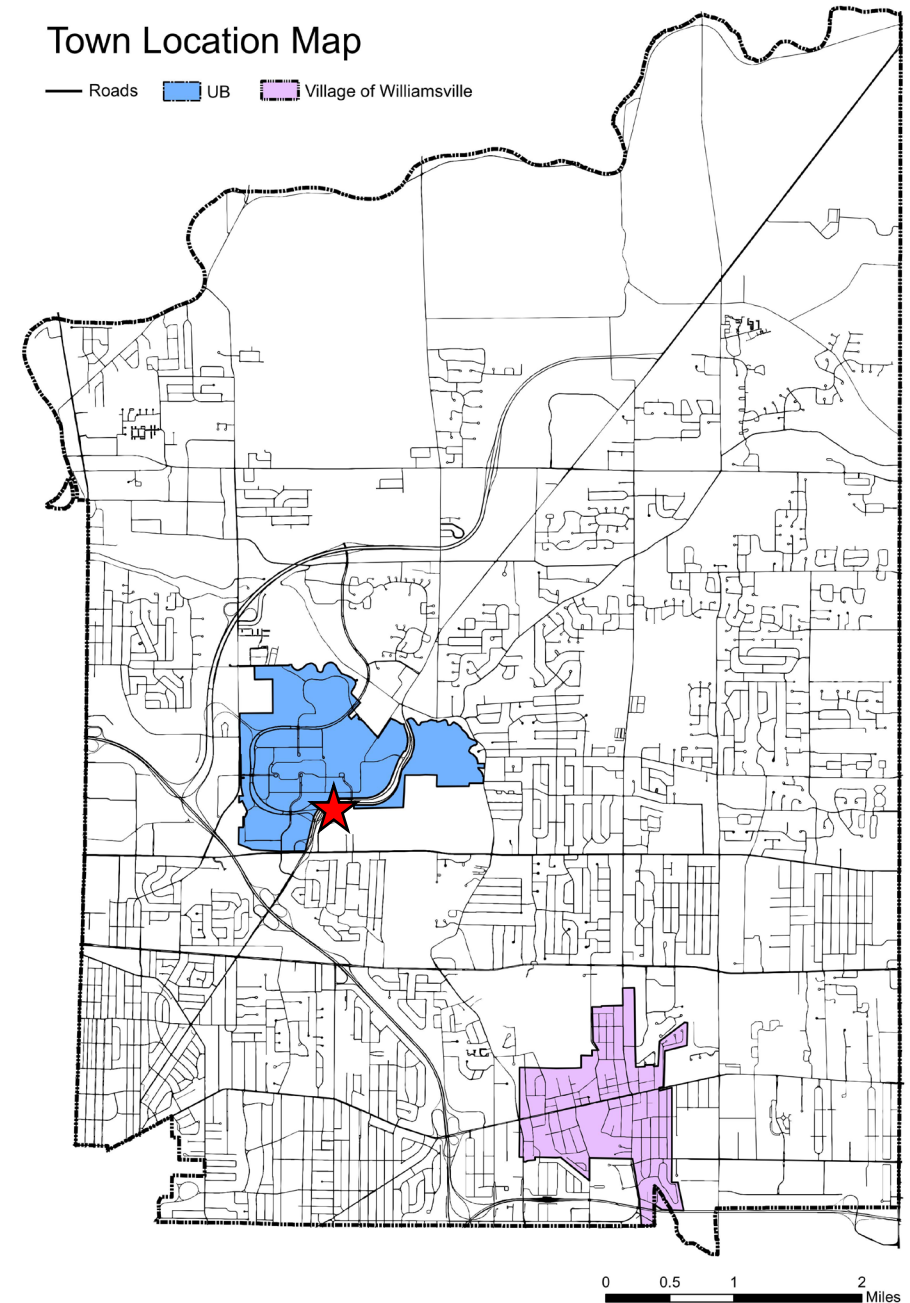
Neighboring Uses:

- Northtown Center adjacent to the west - Zoned Recreation and Conservation Facility (RC)
- I-990 Millersport Hwy to the North
- Two Family Residential (R-4) and Multi-Family Residential (MFR-6) zoned properties to the south



Town Location Map

— Roads UB Village of Williamsville



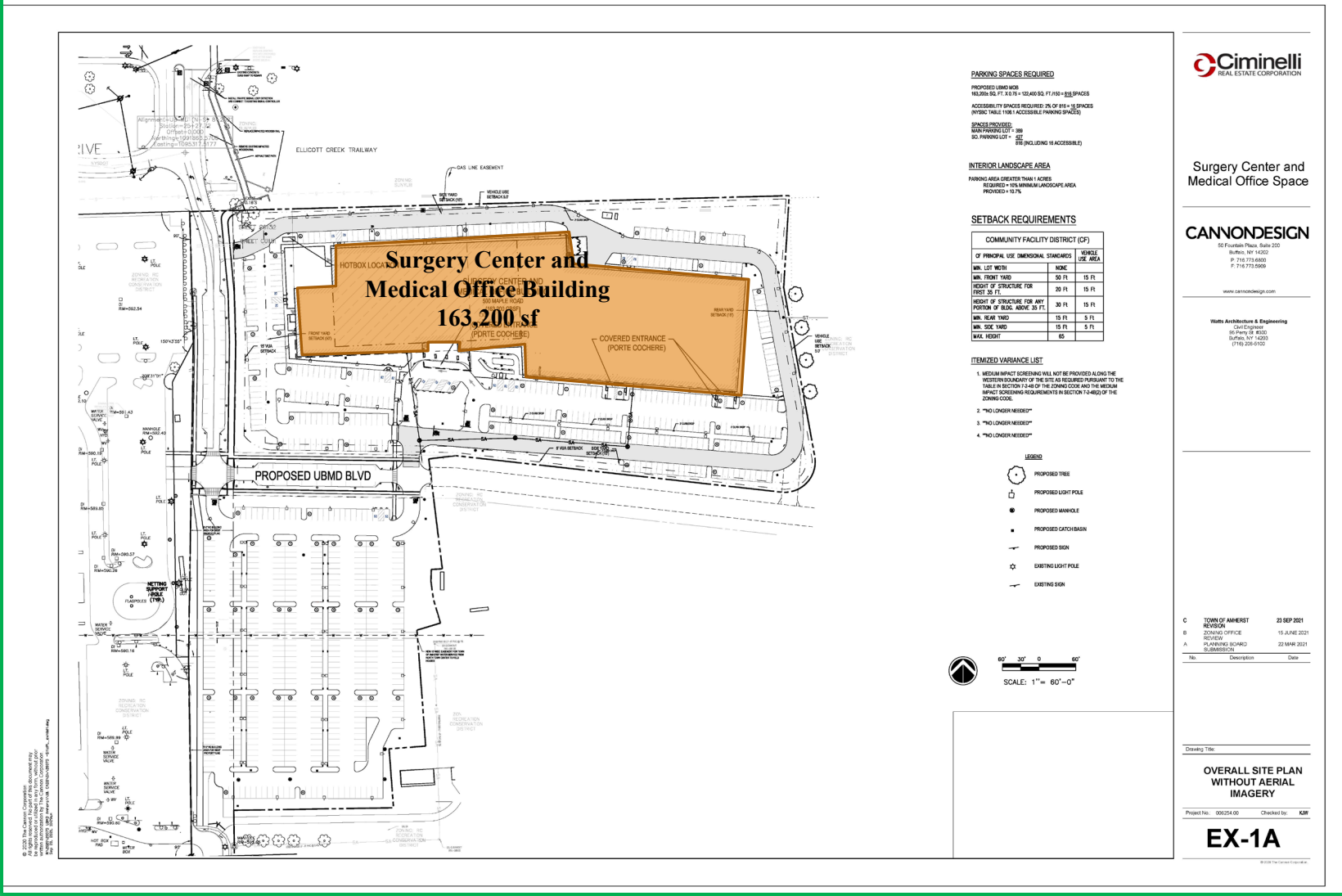
Project Review:

- Project Site consists of 14.91 acres zoned Community Facilities District (“CF”)
- On July 6, 2020, the Town Board adopted resolutions by a unanimous votes to issue a Negative Declaration pursuant to the State Environmental Quality Review Act (“SEQRA”), approve an amendment of the Comprehensive Plan to designate the Project Site as appropriate “Community Facilities” use and an amendment of the zoning classification of the Project Site to CF
- Site Plan Review for Project: On May 20, 2021, the Planning Board granted Site Plan Approval for the 163,200 sq. ft. state-of-the-art integrated health care facility
 - Elimination of the previously proposed northerly extension of North Maplemere Road as a street for motor vehicles
 - 816 spaces as required by the Zoning Code
 - Public Rights-of-Way and related infrastructure
 - Property owner and the Town intend to enter into a shared parking agreement that will benefit the Northtown Center at 1615 Amherst Manor Drive
 - Engineered plans and the required supporting technical documentation approved by the Engineering Departments and numerous other Town Departments and Committees approved the Site Plan
- Site Plan Approval for Public Infrastructure Improvements: On September 23, 2021, the Planning Board granted Site Plan Approval for the public infrastructure improvements including construction of UBMD Boulevard which will be dedicated to the Town as a public roadway

**AERIAL OF PROJECT
SITE AND
SURROUNDING
VICINITY:**



Overall Site Plan:



Ciminelli
REAL ESTATE CORPORATION

Surgery Center and Medical Office Space

CANNONDESIGN

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Color Rendering:



**Patient
Drop-Off
Area:**

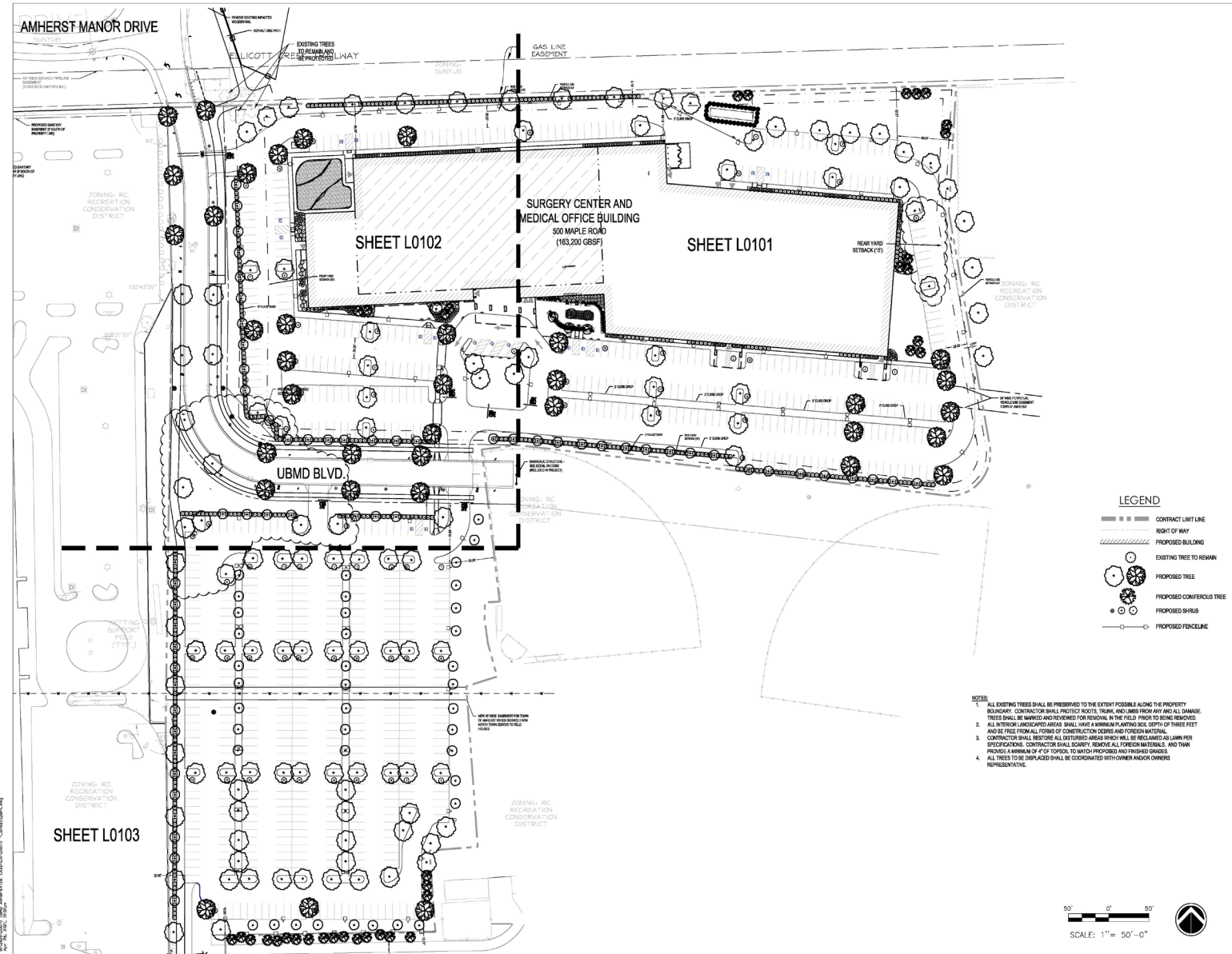


Outdoor Area:



Landscape Plan:

- 278 deciduous and evergreen trees
- 435 bushes and shrubs
- Substantial interior landscaping within the parking areas
- Bioretention plantings per the NYSDEC stormwater quality standards



SEQRA & Analysis of Environmental Impacts:

- Project Site is properly zoned and consistent with recommended use per the adopted Comprehensive Plan as amended by the Town Board on July 6, 2020
- The Town Board issued a negative declaration pursuant to SEQRA on July 6, 2020 and the Planning Board issued negative declarations on May 20, 2021 and September 23, 2021
- Stormwater management system complies NYSDEC stormwater quality and quantity standards
- Downstream Sanitary Sewer Capacity Analysis [financial contribution will be made to the Town's I/I mitigation fund]
- Engineered Plans and Engineer's Report including on-site stormwater management system approved by the Engineering Department
- Geotechnical Report prepared by Empire GEO Technical Engineering Services
- Traffic Impact Study prepared by Amy Dake, P.E. of SRF Associates
- No wetland impacts per wetland investigation letter issued by Earth Dimensions on March 19, 2020
- No impact letter issued by SHPO on June 6, 2019

Consistency with Adopted Bicentennial Comprehensive Plan:

- Project is consistent with the Town's adopted Comprehensive Plan. On July 6, 2020, the Town Board adopted Resolution 2020-567 for the purpose of amending the adopted Comprehensive Plan to designate the Project Site as appropriate for "Community Facilities" use.
- Chapter 5 of the adopted Comprehensive Plan is titled "Economic Development" and provides support for the IDA approving the requested benefits for the Project. Section 5.2 of the Comprehensive Plan sets forth the economic goal of the Town as including creation of a strong tax base and providing development in convenient and accessible locations.
- One of policies as set forth on Page 5-3 of the Comprehensive Plan in implementing the Town's economic goal and policies is as follows: "Target economic development policies, programs, capital expenditures, and incentives to attract and retain higher paying employment and promote desired forms and locations of development and redevelopment."
 - The projected annual payroll for the positions including numerous professional and management jobs is \$22,629,000.
- Another one of the economic policies set forth in Chapter 5 of the Comprehensive Plan is set forth on Page 5-6 of the Comprehensive Plan as follows: "Promote economic development through collaborations between government, educational institutions, health care organizations, and private industries."
 - The Project will fulfill this economic goal by providing synergistic opportunities for collaborations among the tenants of the state-of-the-art healthcare facility as well as nearby community facilities including the Northtown Center and the University of Buffalo.
- Chapter 9 of the adopted Comprehensive Plan is titled "Community Facilities and Services" and discusses the importance of facilities and services for the benefit of Town residents including healthcare facilities. One of the Community and Facilities policies set forth in Chapter 9 is to "expand partnerships with other service providers, private organizations, and businesses to provide community facilities and services."
- The location of the Project has been selected deliberately to encourage opportunities for collaboration that will result from the Northtown Center being on the contiguous property directly to west as well as proximity to the University of Buffalo.
- The Town played an integral role in terms of selecting the location of the Project and the planning process including the public infrastructure improvements.

AIDA Application:

- The Applicant is seeking a PILOT, an exemption of sales tax on construction materials and a partial mortgage tax exemption from the Town of Amherst Industrial Development Agency (“AIDA”) for the approved state-of-the-art healthcare facility Project that will consist of a diverse range of healthcare service providers in order for the project to be economically feasible.
- During the term of the proposed PILOT, the Project will generate substantial annual tax revenues for taxing jurisdictions including the Town of Amherst, the Sweet Home Central School District and Erie County that would not be realized in the absence of the Project.
- Sales tax exemption on construction materials is necessary for the Project to be economically feasible. It is important to mention that Applicant began the process of undertaking a collaborative planning process for the acquisition of the Project Site, the design of the Project, and project budgeting prior to the dramatic unforeseen increase of construction costs resulting from the Covid-19 pandemic. The projected overall Project cost of \$63,250.007 has increased dramatically since the project planning process commenced more than two years ago.
- Eligibility: Pursuant to the Countywide Policy, medical facilities (such as doctor's offices, clinics and laboratories) are designated as generally not eligible for IDA Incentives. The Countywide Policy is hereby clarified to recognize the following exceptions to this general restriction:
 - 1. Back office medical support facilities, if regional in nature and if a significant portion of its operations support activities outside of Erie County, would be eligible for IDA Incentives;
 - 2. Projects that provide leading edge technology facilities, with a demonstrated commercialization potential or associated local research component, would be eligible for IDA Incentives; and
 - **3. Facilities that provide medical services that are generally not available, provided that an appropriate market analysis confirming such unavailability is provided, would be eligible for IDA Incentives.**
- The Project qualifies pursuant to the Countywide Industrial Development Agency Uniform Tax Exemption Policy (“UTEP”) since it will provide integrated high quality medical services within a multitenant healthcare facility building that are not currently available.

AIDA Application:

- The state-of-the-art healthcare facility will fill a need for comprehensive and integrated healthcare for patients requiring various medical procedures, diagnostic work, physician consultation and rehabilitation. The services to be provided will be available to a diverse range of patients including athletes and the growing elderly population requiring high quality medical services at a convenient location. The proposed facility, as designed will be able to support a diverse range of interrelated medical providers and more importantly patients in Western New York with convenient state-of-the art procedures.
- The integrated medical service offerings under one roof is unique to the region. The medical service providers will include:
 - University Orthopaedic Services, Inc.;
 - Great Lakes Medical Imaging, LLC;
 - University at Buffalo Surgeons, Inc. (Kaleida);
 - Ambulatory Surgery Center; and
 - General Physicians Group
- Improved patient outcomes, healthcare collaboration and community synergies
- Project does not involve any intermunicipal relocations.

Market Analysis Report was prepared by Donald A. Griebner of Real Property Services:

- Specific scope of the Market Analysis conducted by Real Property Services, LLC was to investigate whether the Project will provide medical services to the marketplace and region that are not currently available. The scope of the Market Analysis further examined the Project's contribution of leading-edge technology to the marketplace, with an associated local research component.
- Market research was completed by Real Property Services, LLC relative to each of the specific areas of medical service to be provided within the Project. The market research focused on identifying the following:
 - Identification of medical service providers of each specialty practice within a 5-county area (Erie, Niagara, Chautauqua, Cattaraugus, Orleans).
 - Identification of the range of service offerings provided by each, along with any specialized technology.
 - Identification of the level of integration of services if any with other specialized medical providers.
 - Identification of whether these medical service providers are involved in research projects or educational training at a significant level.

Market Analysis Report was prepared by Donald A. Griebner of Real Property Services:

- The comprehensive review of the competitive medical marketplace contained in the Market Analysis Report concluded the Project will provide medical services that are not currently available in the marketplace.
- The Market Study also indicated the Project will introduce leading edge medical technology to the region and will offer advanced research and educational programs.
- The integrated healthcare facility Project will offer a unique mix of integrated medical services to the region, providing the following specific benefits:
 - The integrated medical service offerings under one roof is unique to the region. The medical service providers include the following: University Orthopaedic Services, Inc., Great Lakes Medical Imaging, LLC, University at Buffalo Surgeons, Inc. (Kaleida), Ambulatory Surgery Center, and General Physicians Group
 - The Ambulatory Surgery center will be the only one of its kind to offer robotic surgery. This is a significant enhancement to medical care in the region.
 - The Ambulatory Surgery Center will perform complex procedures that are not currently provided in the marketplace (robotic hip and knee replacements, vascular procedures, and complex abdominal procedures).
 - The Project will include a world class Concussion Practice that will both provide concussion treatment as well as train physicians.
 - The Project will include a comprehensive Pediatric Sports Medicine practice that will be unique to the region.
 - There is potential for a new large-scale athletic fieldhouse to be developed adjacent to the subject Project, which would provide high school and college athletes from across Western New York access to the highest level of training, treatment, and rehabilitation services.
 - The Project will provide for the training and education of the next generation of medical professionals in an outpatient setting.
 - The Project will include a General Physicians Group that specializes in 17 areas of medicine.

Conclusion:

- The Applicant requests that the IDA Board of Directors approve the requested financial incentives for the Project for the reasons described within the Application and supporting documentation
- Questions...