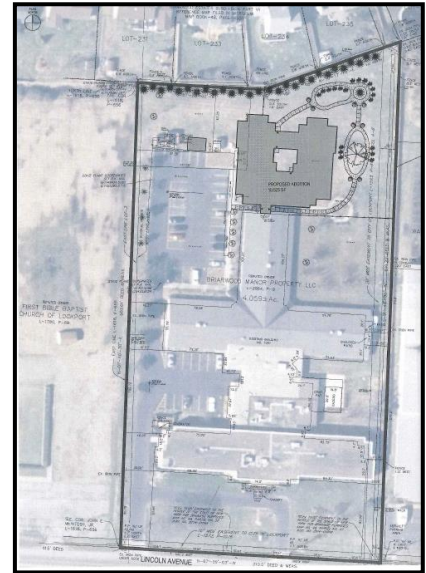


PROJECT SUMMARY
Briarwood Manor Assisted Living Facility



Applicant:	Briarwood Manor Assisted Living Facility	
Project Location:	1001 Lincoln Avenue, Lockport	
Assistance:	15 year property tax abatement Sales tax abatement Mortgage recording tax abatement	
Description:	<p>Briarwood Manor is an existing 160-bed Assisted Living Facility that has been operating at its current location since 1982. This project consists of the construction of a 10,832 square foot addition to be used as a 20-bed Assisted Living Memory Care Unit. In addition, 20 existing semi-private rooms will be renovated and converted to private occupancy. Also, the existing dining room and kitchen will be renovated.</p> <p>This project will serve the Medicaid and SSI population and is a pilot program through the NY State Department of Health. The purpose of the program is to determine if this type of facility will save NY State money by keeping memory care patients out of nursing homes. Existing memory care facilities only care for residents who pay privately. Current nursing home placement costs are considerably higher than the new Briarwood facility will offer.</p>	
Project Costs:	New construction Furniture, fixtures and equipment Soft costs Other <p align="right">TOTAL</p>	\$ 2,020,600 \$ 650,500 \$ 71,525 \$ 328,842 \$ 3,071,467
Employment:	Existing jobs in Niagara County New jobs Skills: Nursing, Patient care, Accounting	60 FTE's 9 FTE's

REGIONAL ECONOMIC IMPACT ANALYSIS
Briarwood Manor Assisted Living Facility

Estimated State & Regional Benefits / Estimated Project Incentives Analysis		
Total State and Regional Benefits	\$ 3,146,170	
Total Project Incentives	\$ 930,951	
Benefit to Cost Ratio	3.38:1	
Projected Employment	State	Region
Total Employment	109	109
Direct*	69	69
Indirect**	4	4
Induced***	15	15
Temporary Construction (Direct and Indirect)	20	20

Estimated State and Regional Benefits	
Total State and Regional Benefits	\$3,146,170
Income Tax Revenue	\$1,592,167
Property Tax/PILOT Revenue	\$ 469,837
Sales Tax Revenue	\$1,084,166

Estimated Project Incentives	
Total Project Incentives	\$930,951
Mortgage Tax	\$ 25,000
Property Tax	\$ 772,287
Sales Tax	\$ 133,664

** Direct - The recipient of IDA assistance adds new jobs to the regional economy and/or retains jobs at risk of being lost to another region. Investments that result in displacing existing jobs (e.g., most retail and many service sector industries) do not fall under this definition.

** Indirect - The recipient of IDA assistance makes purchases from regional firms, which stimulates suppliers to add jobs and payroll that are new to the regional economy or are saved from being lost to competitors outside the region.

*** Induced - The recipient of IDA assistance by adding to and/or retaining payroll stimulates household spending that is new to the regional economy and/or saved from being lost to competitors outside the region.

Utilizing informANALYTICS modeling software, an economic impact analysis was conducted to measure new investment and employment for the project. This software is a widely accepted and an industry standard for economic impact modeling measuring employment and salary impacts and facility output on the community for a given project.