

# OMFS Properties, LLC \$2,300,000 INDUCEMENT RESOLUTION

## HIGHLIGHTS

- Eligibility: NAICS Section - **53—Real Estate**

## COMPANY INCENTIVES

- Approximately \$608,000 in property tax savings.
- Approximately \$96,250 in sales tax savings
- Up to \$22,000 in mortgage recording tax savings.



Project Title: OMFS Properties, LLC  
Project Address: 711 Young Street, Tonawanda, New York 14150  
(Tonawanda School District)  
SIC/NAICS: 6513/531110

## Agency Request

Land Acquisition	\$ 200,000
Building Construction (Phase I)	750,000
Building Construction (Phase II)	750,000
Manufacturing Equipment	300,000
Non Manufacturing Equipment	200,000
Soft Costs	100,000
Total	\$2,300,000

## Company Description

OMFS Properties, LLC is a real estate property management firm controlled by Northtowns Oral & Maxillofacial Surgery, PLLC. The Northtowns Oral and Maxillofacial Surgery, PLLC is a healthcare and dental organization that has a long history of mouth care research and development in both Erie and Niagara Counties. Their contributions have distinguished them as leaders in introducing the most advanced oral surgical techniques to improve lives around the world.

## Project Description

The project is located at 711 Young Street, in the City of Tonawanda, New York. Phase I of the project will consist of construction of a 3,200 sq. ft. building for research and development (in conjunction with the University of Buffalo). Phase II will consist of the construction of a 3,200 sq. ft. building addition to implement the research for special needs patients and children from low income families who cannot have traditional maxillofacial surgery. The planned program will be modeled after a program in Pittsburgh where the dental community and the University of Pittsburgh's Medical and Dental Schools collaborate with various community not-for-profit agencies to do whatever it takes to improve the lives of the special needs children they serve.

## Project Benefits

Working in conjunction with the University of Buffalo School of Dental Medicine and various manufacturers of dental devices, the organization has a proven record of working with companies to test, validate, and introduce to the market new and improved products that utilize highly developed materials and technologies. The space allocated for research and development will provide the opportunity for the staff, technicians and other professionals to not only evaluate new products but create an environment to monitor patient well-being while utilizing this technology to promote the overall good health of the patients.

Besides being involved in research and development, two of the principals train oral and maxillofacial surgery residents from the

# OMFS Properties, LLC

University of Buffalo School of Dental Medicine at Buffalo General Hospital.

An affiliation agreement has been entered into with the State University of New York for the purpose of carrying out a course curriculum in the discipline of Implant Dentistry.

Letters of support for this project have been received from the following individuals/corporations:

Ellen Bardwell, Senior Surgical Territory Manager  
David Rice, East Amherst Dental Center  
Dennis Gabryszak, NYS Assembly  
Robin Schimminger, NYS Assembly  
Michael Ranzenhofer, NYS Senate  
Ron Pillozi, City of Tonawanda Mayor

## Project Incentives

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## Employment

At Application  
**20**

Projected Jobs  
**30**

- Estimated Construction Jobs - 26

## Project History

01/06/10	Public hearing held. Transcript attached.
02/08/10	Special Resolution presented to Board of Directors authorizing adoption of a Negative Declaration in accordance with SEQRA.
02/08/10	\$2,300,000 Lease/Leaseback Resolution presented to Board of Directors