

Tompkins County Industrial Development Agency

Administration provided by  **TCAD**

Cayuga Ridge – Community Benefits Overview

11/15/17

Project Overview

Cayuga Nursing and Rehabilitation is currently a 160 bed long term care facility licensed by the State of New York. The facility provides long term quality of life living and health care services, primarily for residents of Tompkins County, for acute and sub-acute care residents and residents with memory loss challenges. The facility provides occupational and physical therapy services for residents and non-residents, nutrition services, medical services, multiple daily activities that change every day and encourage residents to participate.

The applicant purchased the facility in 2015 at the request of the NYS Department of Health because the prior operators had failed to meet the DOH criteria for living standards and life safety requirements. The 3-story building has received very little maintenance and capital investment for over 30 years. The facility has a temporary operating agreement until upgrades are made to meet current DOH required standards. The applicant is trying to make it financially feasible to upgrade the facility and keep it operating.

The applicant has already upgraded lighting and windows throughout the facility and negotiated an increase in wages for staff.

The project consists of a major facility-wide interior reconfiguration and renovation. Per NYS DOH, the operating capacity will be reduced to 144 beds. The entire facility will be reconfigured to better reflect new rules and regulations in patient care. All rooms and private bathrooms will be reconfigured for accessibility compliance. Nursing units will be reconfigured to provide decentralized resident dining and activity space. A new physical therapy suite, medical and wellness facilities, social services, admissions and central reception parlor will be provided. HVAC, electric, plumbing and fire systems will be upgraded.

The applicant is requesting a **sales tax abatement only** to help reduce the costs of the extensive renovation and meet DOH requirements to remain operating. The property is on the tax rolls and will remain there.

Cost-Benefit Analysis

- Extent to which project would create and/or retain private sector jobs – retain 141 jobs and create 49 new jobs within one year.
- Estimated value of tax exemption – \$738,720 sales tax exemption
- Estimate of private sector investment to be generated by the project – \$21,027,176
- Likelihood of completing project in a timely manner – LeChase Construction has been retained to oversee the project. LeChase has an excellent reputation in this community, having worked with Mack Travis on a number of downtown projects.
- Extent to which project would generate additional sources of revenue for local taxing jurisdictions – The facility will remain on the tax rolls.
- Other – the facility currently hosts a nurse training program and is exploring the potential of hosting a much needed LPN program in Tompkins County.