



MEETING DATE: 10/26/2021

SCIDA PROJECT ABSTRACT

APPLICANT NAME: Ascend Realty Partners, LLC and North Shore Hematology-Oncology Associates, P.C.

CONTACT: Jeffrey L. Vacirca
CEO

AND ADDRESS: 646 Main Street, Port Jefferson, NY 11777

PHONE: [REDACTED]

PRINCIPALS: Jeffrey L Vacirca (50%) and Todd O'Connell (50%)

PRODUCT/SERVICES: Health care service provider (North Shore Hematology-Oncology Assoc., P.C. d/b/a New York Cancer & Blood Specialists (NY Cancer). This is a multi-specialty practice including oncology treatment facilities employing 150 doctors, 54 physician assistants, nurse practitioners, billing, back office and administrative personnel.

PRESENT FACILITIES: The Company has multiple locations of health care facilities and administrative & executive office facilities.

NEW LOCATION/TAX MAP# 1 Research Road, Ridge, NY 11961
Town of Brookhaven - Tax Map # (200-459-1.00-1.004)

PROJECT DESCRIPTION: Purchase, renovate and equip a vacant 51,000 square foot building on 4.627 acres located at 1 Research Way, Ridge, NY. The building will be renovated (primarily 35,000 sq. ft.) into office space for approximately 50 new employees over two years plus 149 existing employees being relocated to the Ridge facility. The Company plans to acquire new office equipment, computers, computer servers, furniture and fixtures. They plan to centralize their offices for executive, administrative and support personnel that are currently located in 4 different locations leased by NY Cancer in the Port Jefferson area. The Company does not plan to close any existing offices. Ascend Realty Partners, LLC is a related party to NY Cancer and has been in commercial real estate development since 2019 and intends to purchase 1 Research Road, Ridge, NY property.

PROJECT COSTS AUTHORIZATION SOUGHT: \$ 12,265,000 Lease Transaction

PURCHASE PRICE OF EXISTING BUILDING	10,200,000
COST OF RENOVATIONS TO EXISTING BUILDING	1,500,000
MANUFACTURING EQUIPMENT (Sales Tax Exempt)	
NON-MANUFACTURING EQUIPMENT	500,000
ENGINEERING & ARCHITECTURAL FEES	20,000
LEGAL FEES	25,000
FINANCIAL CHARGES	20,000
OTHER FEES/CHARGES	
TOTAL PROJECT COSTS	<u>\$12,265,000</u>

<u>EMPLOYMENT</u>	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	1,252	\$132,258,405	\$105,637
PRESENT (Suffolk County)	960	85,059,094	88,603
PROPOSED 1ST. YEAR (Ridge)	177	18,932,752	106,965
PROPOSED 2ND. YEAR (Ridge)	22	2,020,000	91,818
TOTAL (Ridge)	199	\$20,952,752	\$105,290

Project is estimated to create 10-15 construction jobs.

However not part of the Application, the project will create approx. 20 health care jobs as a result of the spaces being vacated by the consolidation to Ridge.

COMMENTS:

EXISTING EMPLOYEES MOVING TO RIDGE (All in YEAR 1)

First Year

Line	Existing-LMA	Total Number	Total Payroll	Average Salary
1	C Level	17	\$ 4,960,000	\$ 291,765
2	Salary Wage Earners	32	\$ 5,980,352	\$ 186,886
3	Commision Wage Earners			
4	Hourly Wage Earners	100	\$ 5,732,400	\$ 57,324
5	Contract Employees			
Total	TOTAL EXISTING EMPLOYEES	149	\$ 16,672,752	\$ 111,898

NEW EMPLOYEE POSITIONS CREATED AT RIDGE YEAR 1

First Year

Line	Existing-LMA	Total Number	Total Payroll	Average Salary
1	C Level	3	\$ 600,000	\$ 200,000
2	Salary Wage Earners	8	\$ 640,000	\$ 80,000
3	Commision Wage Earners			
4	Hourly Wage Earners	17	\$ 1,020,000	\$ 60,000
5	Contract Employees			
Total	TOTAL NEW 1st Yr EMPLOYEES	28	\$ 2,260,000	\$ 80,714

NEW EMPLOYEE POSITIONS CREATED AT RIDGE YEAR 2

Second Year

Line	Existing-LMA	Total Number	Total Payroll	Average Salary
1	C Level	4	\$ 800,000	\$ 200,000
2	Salary Wage Earners	7	\$ 560,000	\$ 80,000
3	Commision Wage Earners			
4	Hourly Wage Earners	11	\$ 660,000	\$ 60,000
5	Contract Employees			
Total	TOTAL NEW 2nd Yr EMPLOYEES	22	\$ 2,020,000	\$ 91,818

NEW EMPLOYEE POSITIONS CREATED AT RIDGE TOTAL (YEAR 1 & 2)

Totals

Line	Existing-LMA	Total Number	Total Payroll	Average Salary
1	C Level	7	\$ 1,400,000	\$ 200,000
2	Salary Wage Earners	15	\$ 1,200,000	\$ 80,000
3	Commision Wage Earners			
4	Hourly Wage Earners	28	\$ 1,680,000	\$ 60,000
5	Contract Employees			
Total	TOTAL NEW EMPLOYEES (Yrs 1 & 2)	50	\$ 4,280,000	\$ 85,600

TOTAL EMPLOYEES (EXISTING RELOCATED & NEW EMPLOYEE POSITIONS) RIDGE

Totals

Line	Existing-LMA	Total Number	Total Payroll	Average Salary
1	C Level	24	\$ 6,360,000	\$ 265,000
2	Salary Wage Earners	47	\$ 7,180,352	\$ 152,773
3	Commision Wage Earners			
4	Hourly Wage Earners	128	\$ 7,412,400	\$ 57,909
5	Contract Employees			
Total	TOTAL EMPLOYEES (EXISTING & NEW)	199	\$ 20,952,752	\$ 105,290