Catholic Health Appendix

Additional Documentation & Sources

Amherst IDA Request

The request is to abate the incremental property taxes on the leasehold improvements to the facility

- Catholic Health will operate this location as a Trinity Practice
- Trinity Practices are nonprofit organizations
    - Trinity does not pay property tax directly, but will continue to pay existing property taxes through the lease with Benderson Development
    - Benderson Development will continue to pay property tax for the building
    - If Trinity were to purchase the building, no property taxes would be paid

Catholic Health North Project Details

Address: 462/480 Evans St. Williamsville, NY 14221

- Former Rite Aid (480 Evans) and BAC for Women (462 Evans)

Square Footage: 32,644 sq ft Total

- 30,838 sq ft at 480 Evans Street and 1,786 sq ft at 462 Evans Street
- Total Estimated Cost of Project: $28,500,000
    - Reconstruction/Renovations: $15,000,000
    - Non-Manufacturing Equipment (furniture, fixtures, etc.): $ 6,000,000
    - Soft Costs (Legal, Architect, Engineering, etc.): $2,400,000
    - Other Costs (General Conditions, Building Permit Fee, Insurances, Escalation, Contingencies, Construction Manager fee): $5,100,000

Proposed Timeline:

- Construction Start Date: 2nd Quarter 2027
- Construction End Date: 1st Quarter 2028
- Starting Date of Occupancy: 2nd Quarter 2028

Number of Staff at Facility:

- Providers Total: 34 FTE, 21 Part-Time
- Administrative Total: 2 FTE, 1 Part-Time
- Other Total (Nurses, Techs): 34 FTE, 4 Part-Time

Specialties at Facility:

- Primary Care, Vascular, Endocrinology, Cardiology, Screening Services, Laboratory Services to begin; will eventually add rotating specialties such as Neurology, Podiatry, Pulmonology, and Surgery

Economic Output for Community per Year: $41,400,000

- Evaluated at an estimated $2.3 million per physician per year with this location at ~ 18 FTE physicians.

Tax Revenue for Community per Year: $2,178,000

- Evaluated at $121,000 per physician per year with ~18 FTE physicians at this location.

Catholic Health North Project Details

Trinity Practice(s)

- Catholic Health North will be operated by the Trinity Captive P.C.
  - Not a hospital-based clinic
  - Does not accept higher hospital rates
    - Accepts Physician Community Rates (No facility charges)
  - No anticipated increase to out-of-pocket patient insurance payments
  - **Trinity practices DO NOT cap Medicaid patients**
  - Current services exist on 825 Wehrle Drive and 1360 North Forest
    - Nuclear camera and ultrasound equipment currently exist
    - Trinity Radiology is also in the region and also accepts physician community rates with no higher payments or cost sharing

- Market Share Definition - This shows how effectively an organization attracts patients, aligns referrals, and delivers services compared to others in the same region or service line. In this case this achievement is through currently uncared for populations.

- Case Mix Definition - This is a numerical measure of that complexity, comparing the average resource intensity of a facility's patient population.

- Enhancing Referral Volume Definition - "Enhancing referral volume" means increasing the number of patient referrals received by a provider, clinic, or health system through strategic, efficient, and patient-centered actions that improve provider relationships, streamline referral processes, and expand awareness of wellness services. Catholic Health primarily refers patients to it's the member s of Catholic Medical Partners. This project will not disrupt that practice pattern.

Trinity Practices
New York State Payer Mix

By Specialty	NYS Payer (Medicaid, Medicaid HMO, WCNF)
Primary Care	12.18%
Women Svcs	24.42%
Bariatic/General Surgery	42.12%
Cardiology	19.06%
Imaging	23.68%
Neurology	31.08%
Orthopedic	22.46%
Vascular	20.24%
Wound	N/A
Other	24.64%
Total Average	**20.99%**

Amherst Statistics Surrounding Health Needs

Statistics	Value	Source	Zip
% of adults 65+ who are not up to date on core preventive services 2021	56.00%	NY Health	14068
% of adults who have delayed care due to cost 2018	9.00%	NY Health	14228
% of adults uninsured 2021	5.00%	NY Health	14228
% of adults who do not have a usual source of care 2018	19.00%	NY Health	14226
% of 2023 households: income below poverty level	18.80%	ESRI-ARCGIS*	14228
% of 2023 households: receiving food stamps	12.40%	ESRI-ARCGIS*	14228
% of adults in 2025 who have a Medicaid policy	11.40%	ESRI-ARCGIS*	14228
% of adults in 2025 who did not visit a doctor in the past 12 months	21.20%	ESRI-ARCGIS*	14228
% of adults in 2025 who completely agree that they seek new ways to be more healthy	28.00%	ESRI-ARCGIS*	14068
% of adults in 2025 who completely agree that they frequently take preventative medicine	13.10%	ESRI-ARCGIS*	14228

**Esri-MRI-Simmons (2026) ARCGI, ACS (2020-2024), Esri (2026,2031), U.S. Census (2000,2010,2020), Esri-Data Axle (2026)*

Amherst Statistics Surrounding Health Needs

Statistics	Value	Source	Zip
% of adults in 2025 who completely agree that they make sure to exercise regularly	29.90%	ESRI-ARCGIS*	14228
% of adults in 2025 who completely agree on seeking info on nutrition/healthy diet	13.20%	ESRI-ARCGIS*	14226
% of households in 2025 that do not own or lease a vehicle	11.80%	ESRI-ARCGIS*	14228
% of adults in 2025 who have visited a cardiologist in past 12 months	8.40%	ESRI-ARCGIS*	14228
% of adults in 2025 who do not claim to be very knowledgeable on healthcare	70.90%	ESRI-ARCGIS*	14228
% of households in 2023 with 1+ person with disabilities	23.50%	ESRI-ARCGIS*	14221
% of adults in 2025 who used internet for medical info in past 30 days	34%	ESRI-ARCGIS*	14068

**Esri-MRI-Simmons (2026) ARCGI, ACS (2020-2024), Esri (2026,2031), U.S. Census (2000,2010,2020), Esri-Data Axle (2026)*

Amherst Statistics Surrounding Health Needs

Statistics	Value	Source	Zip	NYS AVG
2024 breast cancer screening rate women aged 50 - 74	34.70%	HEALTHeWNY*	14228	79.40%
2024 cervical cancer screening rate women aged 21 - 74	51.20%	HEALTHeWNY*	14068	84.00%
2024 colorectal cancer screening rate adults aged 45 - 75	43.30%	HEALTHeWNY*	14068	74.40%
2024 obesity rate, all individuals	30.50%	HEALTHeWNY*	14228	29.20%
2024 prediabetic rate, all individuals	10.50%	HEALTHeWNY*	14051	12.70%

**HealtheWNY.com Dashboard – Data derived from Electronic Health Records (EHR's) through WNY Regional Health Information Organization.*

Increasing Market Demand for Physicians by Specialty

2023 Market Demand 10 Year Forecast Inpatient & Outpatient *			
Specialty	**Line of Service**	**2033 Project Volume (in Thousands)**	**% Change from 2023 to 2033**
Vascular/ Cardiovascular	Office/Clinic	175.9	14% Increase
	Hospital OP/ASC	69.5	10% Increase
Cardiology/ Cardiovascular	Office/Clinic	690.9	15% Increase
	Hospital OP/ASC	321.9	13% Increase
Endocrinology	Office/Clinic	345.4	19% Decrease
	Hospital OP/ASC	90.9	5% Increase

**Source: Vizient Sg2 Market Demand Forecast*

Population Statistics of Zip Code

25,011
Population

32.0
2025 Median Age

2.33
2025 Average Household Size

$71,252
2025 Median Household Income

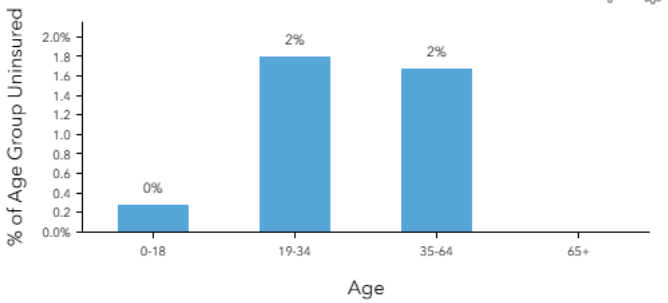
Struggle within the Community

17.8%
2025 Completely agree that healthcare costs are a struggle (%)

18.8%
2023 Households: Income Below Poverty Level (ACS 5-Yr) (%)

12.4%
2023 Households Receiving Food Stamps/SNAP (ACS 5-Yr) (%)

2023 Population with No Health Insurance



Mediciad Prevelance within Population

11.4%
2025 Have Medicaid Medical Policy (%)

110
2025 Have Medicaid Medical Policy (Index)

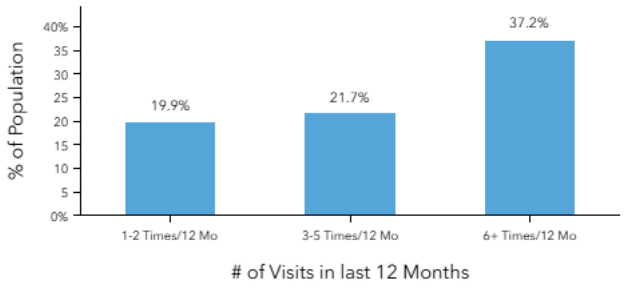
Community Sentiment towards Becoming Healthier

28.1%
2025 Seek New Ways to Be More Healthy: 4-Agr Cmpl (%)

13.1%
2025 Freq Take Preventative Medicine: 4-Agr Cmpl (%)

29.9%
2025 Make Sure I Exercise Regularly: 4-Agr Cmpl (%)

2025 # of Doctor Visits in Last 12 Months



14228

Definition: Esri 2025 estimate of the expected number of adults and Market Potential Index (MPI) for *2025 Have Medicaid Medical Policy* in the geographic area. Esri's Market Potential data provides information about the likely demand for specific products or services, as well as expected consumer attitudes and behaviors, in an area. The MPI compares local consumer demand, attitudes, and behaviors to U.S. levels. The MPI value for the U.S. is 100. If, for example, the MPI value for a geographic area is 150 this implies that consumer demand in the geographic area is likely to be 50% more than the U.S. average. Sources: Esri and MRI-Simmons. See Market Potential data for more information.

**Esri-MRI-Simmons (2026) ARCGI, ACS (2020-2024), Esri (2026,2031), U.S. Census (2000,2010,2020), Esri-Data Axle (2026)*

Population Statistics of Zip Code

55,407
Population

47.5
2025 Median Age

2.28
2025 Average Household Size

$103,641
2025 Median Household Income

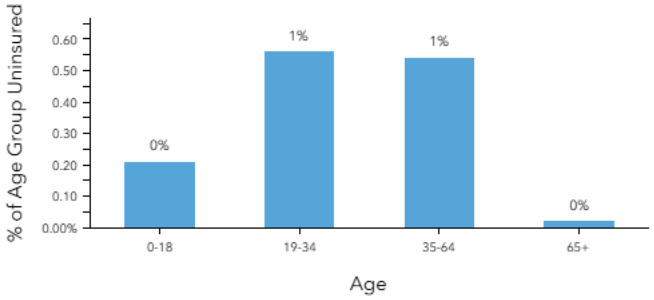
Struggle within the Community

13.9%
2025 Completely agree that healthcare costs are a struggle (%)

7.1%
2023 Households: Income Below Poverty Level (ACS 5-Yr) (%)

5.0%
2023 Households Receiving Food Stamps/SNAP (ACS 5-Yr) (%)

2023 Population with No Health Insurance



Mediciad Prevelance within Population

7.5%
2025 Have Medicaid Medical Policy (%)

72
2025 Have Medicaid Medical Policy (Index)

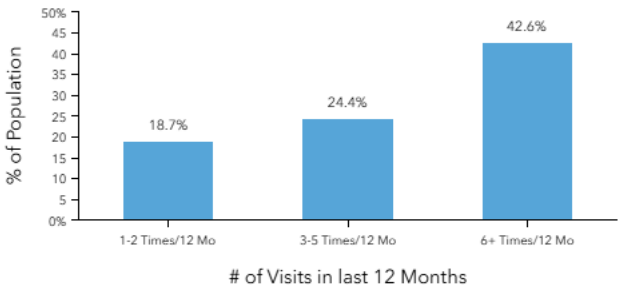
Community Sentiment towards Becoming Healthier

28.6%
2025 Seek New Ways to Be More Healthy: 4-Agr Cmpl (%)

14.3%
2025 Freq Take Preventative Medicine: 4-Agr Cmpl (%)

36.0%
2025 Make Sure I Exercise Regularly: 4-Agr Cmpl (%)

2025 # of Doctor Visits in Last 12 Months



14221

Definition: Esri 2025 estimate of the expected number of adults and Market Potential Index (MPI) for *2025 Have Medicaid Medical Policy* in the geographic area. Esri's Market Potential data provides information about the likely demand for specific products or services, as well as expected consumer attitudes and behaviors, in an area. The MPI compares local consumer demand, attitudes, and behaviors to U.S. levels. The MPI value for the U.S. is 100. If, for example, the MPI value for a geographic area is 150 this implies that consumer demand in the geographic area is likely to be 50% more than the U.S. average. Sources: Esri and MRI-Simmons. See Market Potential data for more information.

**Esri-MRI-Simmons (2026) ARCGI, ACS (2020-2024), Esri (2026,2031), U.S. Census (2000,2010,2020), Esri-Data Axle (2026)*

Population Statistics of Zip Code

30,133
Population

38.4
2025 Median Age

2.26
2025 Average Household Size

$84,016
2025 Median Household Income

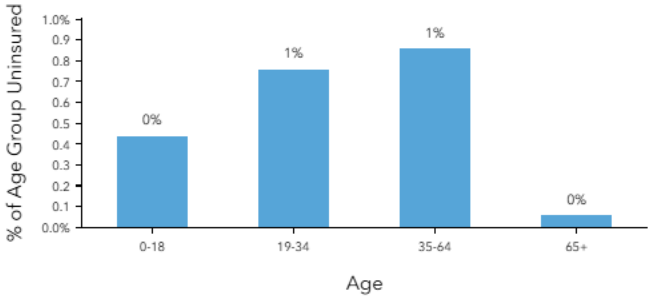
Struggle within the Community

15.7%
2025 Completely agree that healthcare costs are a struggle (%)

10.7%
2023 Households: Income Below Poverty Level (ACS 5-Yr) (%)

9.1%
2023 Households Receiving Food Stamps/SNAP (ACS 5-Yr) (%)

2023 Population with No Health Insurance



Mediciad Prevelance within Population

9.6%
2025 Have Medicaid Medical Policy (%)

92
2025 Have Medicaid Medical Policy (Index)

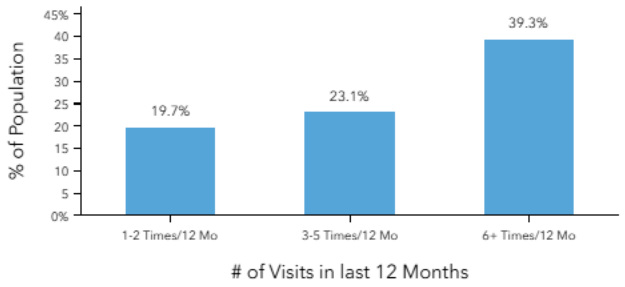
Community Sentiment towards Becoming Healthier

28.2%
2025 Seek New Ways to Be More Healthy: 4-Agr Cmpl (%)

13.5%
2025 Freq Take Preventative Medicine: 4-Agr Cmpl (%)

31.6%
2025 Make Sure I Exercise Regularly: 4-Agr Cmpl (%)

2025 # of Doctor Visits in Last 12 Months



14226

Definition: Esri 2025 estimate of the expected number of adults and Market Potential Index (MPI) for *2025 Have Medicaid Medical Policy* in the geographic area. Esri's Market Potential data provides information about the likely demand for specific products or services, as well as expected consumer attitudes and behaviors, in an area. The MPI compares local consumer demand, attitudes, and behaviors to U.S. levels. The MPI value for the U.S. is 100. If, for example, the MPI value for a geographic area is 150 this implies that consumer demand in the geographic area is likely to be 50% more than the U.S. average. Sources: Esri and MRI-Simmons. See Market Potential data for more information.

**Esri-MRI-Simmons (2026) ARCGI, ACS (2020-2024), Esri (2026,2031), U.S. Census (2000,2010,2020), Esri-Data Axle (2026)*

Population Statistics of Zip Code

7,417
Population

49.3
2025 Median Age

2.24
2025 Average Household Size

$129,238
2025 Median Household Income

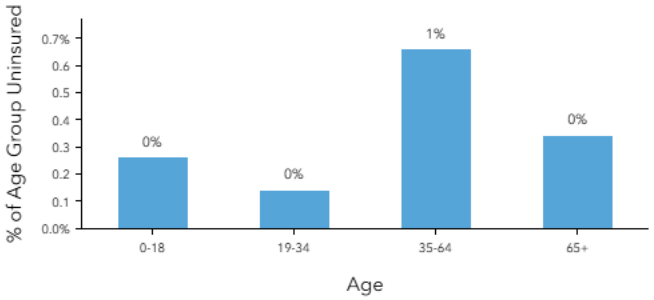
Struggle within the Community

11.8%
2025 Completely agree that healthcare costs are a struggle (%)

11.8%
2023 Households: Income Below Poverty Level (ACS 5-Yr) (%)

12.1%
2023 Households Receiving Food Stamps/SNAP (ACS 5-Yr) (%)

2023 Population with No Health Insurance



Mediciad Prevelance within Population

5.4%
2025 Have Medicaid Medical Policy (%)

52
2025 Have Medicaid Medical Policy (Index)

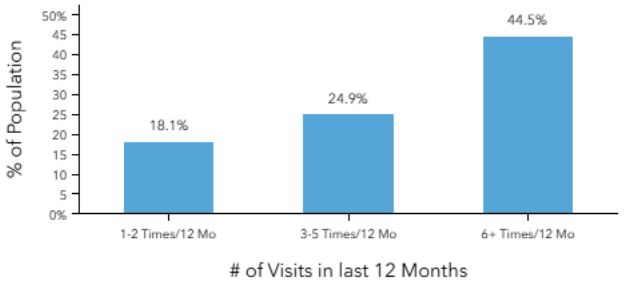
Community Sentiment towards Becoming Healthier

28.0%
2025 Seek New Ways to Be More Healthy: 4-Agr Cmpl (%)

14.9%
2025 Freq Take Preventative Medicine: 4-Agr Cmpl (%)

37.8%
2025 Make Sure I Exercise Regularly: 4-Agr Cmpl (%)

2025 # of Doctor Visits in Last 12 Months



14068

Definition: Esri 2025 estimate of the expected number of adults and Market Potential Index (MPI) for *2025 Have Medicaid Medical Policy* in the geographic area. Esri's Market Potential data provides information about the likely demand for specific products or services, as well as expected consumer attitudes and behaviors, in an area. The MPI compares local consumer demand, attitudes, and behaviors to U.S. levels. The MPI value for the U.S. is 100. If, for example, the MPI value for a geographic area is 150 this implies that consumer demand in the geographic area is likely to be 50% more than the U.S. average. Sources: Esri and MRI-Simmons. See Market Potential data for more information.

**Esri-MRI-Simmons (2026) ARCGI, ACS (2020-2024), Esri (2026,2031), U.S. Census (2000,2010,2020), Esri-Data Axle (2026)*

Population Statistics of Zip Code

20,616
Population

45.8
2025 Median Age

2.49
2025 Average Household Size

$132,891
2025 Median Household Income

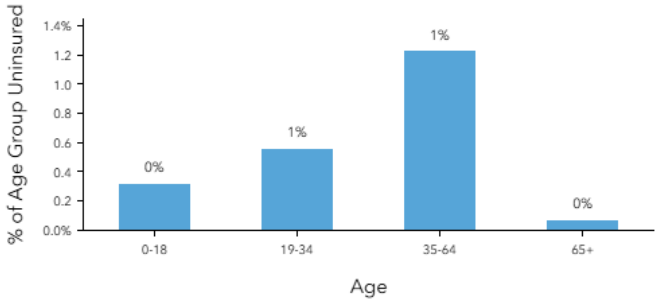
Struggle within the Community

11.8%
2025 Completely agree that healthcare costs are a struggle (%)

6.2%
2023 Households: Income Below Poverty Level (ACS 5-Yr) (%)

1.9%
2023 Households Receiving Food Stamps/SNAP (ACS 5-Yr) (%)

2023 Population with No Health Insurance



Mediciad Prevelance within Population

5.1%
2025 Have Medicaid Medical Policy (%)

49
2025 Have Medicaid Medical Policy (Index)

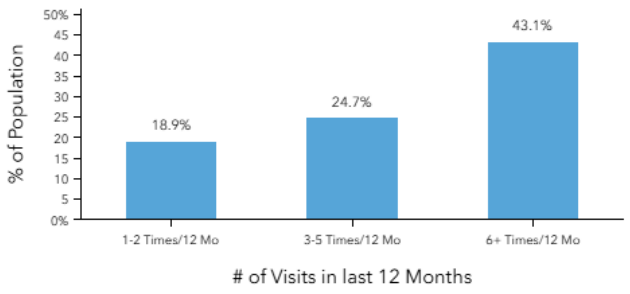
Community Sentiment towards Becoming Healthier

28.4%
2025 Seek New Ways to Be More Healthy: 4-Agr Cmpl (%)

13.8%
2025 Freq Take Preventative Medicine: 4-Agr Cmpl (%)

38.0%
2025 Make Sure I Exercise Regularly: 4-Agr Cmpl (%)

2025 # of Doctor Visits in Last 12 Months



14051

Definition: Esri 2025 estimate of the expected number of adults and Market Potential Index (MPI) for *2025 Have Medicaid Medical Policy* in the geographic area. Esri's Market Potential data provides information about the likely demand for specific products or services, as well as expected consumer attitudes and behaviors, in an area. The MPI compares local consumer demand, attitudes, and behaviors to U.S. levels. The MPI value for the U.S. is 100. If, for example, the MPI value for a geographic area is 150 this implies that consumer demand in the geographic area is likely to be 50% more than the U.S. average. Sources: Esri and MRI-Simmons. See Market Potential data for more information.

**Esri-MRI-Simmons (2026) ARCGI, ACS (2020-2024), Esri (2026,2031), U.S. Census (2000,2010,2020), Esri-Data Axle (2026)*

FTE Analysis for Catholic Health North

Based on current 2026 FTE at Wehrle and North Forest locations
with incremental increase over the next 3 years at Catholic Health:

	Current 2026 TOTAL	YEAR 1 TOTAL
FTE's	46.98	41.66

Total FTE starting in 2028 = 88.64

There is no decrease in staff expected at Catholic Health related to this project.

Demographics for All Trinity Practices
Demographics for Williamsville & North Forest

Total of all Trinity Practices	
Gender	**% of PE**
Female	81.8%
Male	17.6%
Missing	0.1%
Withhold	0.5%
Race / Ethnicity	**% of PE**
Asian	4.3%
Black / African American	8.0%
Hispanic - Latino	3.0%
Missing	0.5%
Native American	0.3%
Two or More Ethnic Groups	1.3%
White	63.3%
Withheld	19.2%

Clinic / Location	Cardiology Williamsville
At Work Location code	TMCARDWIL
Gender	**% of employee**
Female	77.4%
Male	19.4%
Withhold	3.2%
Race / Ethnicity	**% of employee**
Asian	1.6%
Black / African American	14.5%
Hispanic - Latino	1.6%
Missing	6.5%
Native American	1.6%
White	48.4%
Withheld	25.8%

Clinic / Location	North Forest
At Work Location code	TMMULTIWIL
Employee headcount	
Gender	**% of employees**
Female	47.1%
Male	52.9%
Race / Ethnicity	**% of employees**
Asian	11.8%
Black / African American	11.8%
Hispanic - Latino	5.9%
White	47.1%
Withheld	23.5%

Catholic Health

The right way to care.

Thank you